



45c Valebridge Road, Burgess Hill, Sussex, RH15 0RA

£1,445 Per Calendar Month

www.psphomes.co.uk



PSPhomes

A modern end terrace town house offering flexible, spacious and well presented accommodation over three floors. The ground floor comprises, entrance hall, open plan living room/kitchen, lobby and cloakroom. To the first floor are the master bedroom and modern bathroom, whilst to the second floor are two further bedrooms and an additional modern bathroom. Outside is a private rear garden and a parking bay. The property benefits from gas fired central heating and double glazing. Valebridge Road is very conveniently located for Wivelsfield main line station, local shops and schools whilst Burgess Hill town centre is easily accessible. Available IMMEDIATELY. EPC rating C.

FRONT DOOR TO ENTRANCE HALL

ENTRANCE HALL

Stairs rising to the first floor.

LIVING ROOM/KITCHEN 22'8 x 10'6

Double glazed windows to the front. Kitchen fitted with a comprehensive range of wall and floor units. Fitted oven and hob etc.

LOBBY

With door leading out to the side.

CLOAKROOM

Suite comprising low level wc and wash hand basin.

BEDROOM THREE 12'6 max x 8'8

Double glazed window to the rear. Velux window. Radiator.

FIRST FLOOR

LANDING

Window to one side.

BEDROOM ONE 16'10 x 13'6

Double glazed windows to the front. Radiator.

BATHROOM

Modern suite comprising panel bath with shower, low level wc and wash hand basin.

SECOND FLOOR

LANDING

With built in airing cupboard.

BEDROOM TWO 13'8 x 12'6 max

Double glazed windows to the front. Radiator

BATHROOM

Suite comprising panel bath with shower, low level wc and wash hand basin.

OUTSIDE

FRONT

Allocated parking bay for 1 car

REAR

Private rear garden.

Please note the garden is not directly accessed from the house and is entered via a path to the side of the property.

COUNCIL TAX BAND

Council tax band D = £2,240.79 for 2024/2025 (for a guide only, please contact Local Authority for exact figure)

PERMITTED TENANTS PAYMENTS

Before the tenancy starts (Payable to PSPHomes Burgess Hill 'the agent')

PERMITTED TENANTS PAYMENTS:- Holding deposit of £333.46 (equal to one weeks rent). Deposit of £1667.00 (equal to 5 weeks rent).

DURING THE TENANCY (Payable to PSPHomes Burgess Hill 'the agent')

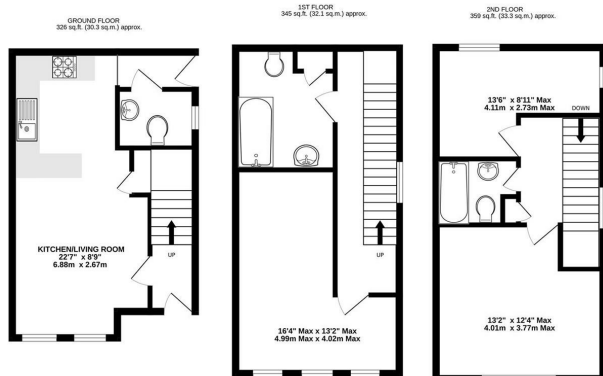
Payment of £50.00 if you want to change the tenancy agreement.

PAYMENT OF INTEREST FOR THE LATE PAYMENT OF RENT capped at a daily rate of 3% above Bank of England Base Rate.

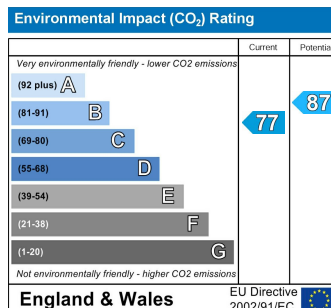
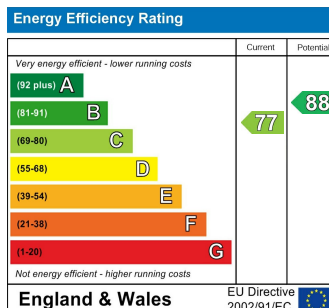
LOSS OF KEYS/SECURITY DEVICE:- Minimum payment of £3.50 capped at the cost which is reasonably incurred by the Landlord or Agent.

PAYMENT OF UNPAID RENT or other reasonable costs associated with your early termination of the tenancy.

PSPHomes Burgess Hill is a member of Propertymark which is a Client Money Protection Scheme, and also a member of The Property Ombudsman, which is a Redress Scheme. You can find out more details on the agents website or by contacting the agent directly.



TOTAL FLOOR AREA: 1030 sq ft (95.7 sq m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
Made with Metaplan (2024)



VIEWING BY APPOINTMENT WITH PSP HOMES
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999
OPEN SEVEN DAYS A WEEK www.psphomes.co.uk

Much care is taken in the preparation of our particulars, but we cannot guarantee that the information given is accurate. Property details are issued as a general guide only and may not form any part of an offer or contract. We recommend that intending purchasers check details personally.