



**31 The Ridings, Burgess Hill, West Sussex, RH15 0LW**

**£1,600 Per Calendar Month**

[www.psphomes.co.uk](http://www.psphomes.co.uk)



A well presented three bedroom semi-detached house located on the well regarded Folders Lane development. The property provides good access to Burgess Hill town centre and Main Line Station and comprises entrance hall, living/dining room, kitchen with oven, hob, fridge/freezer and space for a washing machine and dishwasher. Upstairs, the property boasts three double bedrooms and a family bathroom. The garage has been converted to provide a flexible space for either an office, a study or a playroom. The property is available unfurnished early October. EPC rating D

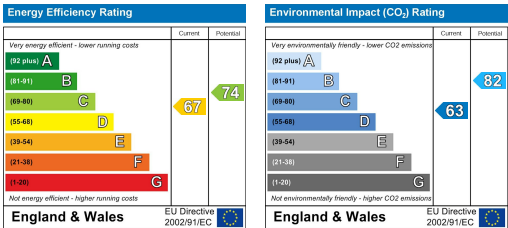
INFORMATION

Council Tax Band D = £2,240.79 for 2024/25 (for a guide only, check with Mid Sussex District Council for exact figure)

PERMITTED TENANTS PAYMENTS

Before the tenancy starts (Payable to PSPhomes Burgess Hill 'the agent')  
PERMITTED TENANTS PAYMENTS:- Holding deposit of £369.23 (equal to one weeks rent). Deposit of £1846.00 (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.



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](http://www.psphomes.co.uk)

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