



73 Hammonds Ridge, Burgess Hill, West Sussex, RH15 9QW

£1,450 Per Calendar Month

www.psphomes.co.uk



A spacious, extended two double bedroom mid terraced house located in a small, quiet close within highly regarded Hammonds Ridge. The property offers stylish and very well presented accommodation briefly comprising, entrance hall, living room, conservatory, modern fitted kitchen, two double bedrooms and a family bathroom. Outside is a good size enclosed rear garden as well as front garden, garage and two allocated parking bays. The property is available **UNFURNISHED EARLY NOVEMBER**.

This small close within Hammonds Ridge is a short walk of a Tesco superstore. The property is conveniently located to the town centre with its wide variety of amenities, including Waitrose supermarket and within close proximity to highly regarded primary and secondary schools. Burgess Hill is surrounded by stunning countryside and picturesque villages. There are very good road and rail connections to London, Brighton, Gatwick airport and, more locally, Lewes and Haywards Heath. EPC rating D.

Covered canopy. Front door to:

ENTRANCE HALL

Staircase rising to the first floor. Storage heater. Understairs storage cupboard.

KITCHEN 9'6 x 6'4

Modern refitted kitchen comprising a good range of wall and floor units, complemented with ample worksurface and tiled splashbacks. Fitted oven, hob and cooker hood. One and a half bowl stainless steel sink unit. Freestanding washing machine and fridge freezer and built-in dishwasher. Tiled floor. Replacement double glazed window to the front.

LIVING ROOM 13'10 x 12'8

Storage heater. TV aerial point. Sidelight. Sliding patio doors into the conservatory.

CONSERVATORY 9'4 x 9'8

Double glazed windows and double doors onto the rear garden. Electric heater.

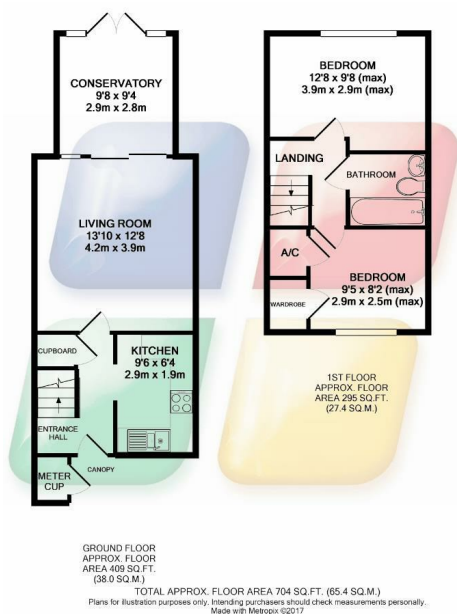
FIRST FLOOR

BEDROOM 1 12'8 x 9'8 (max)

Replacement double glazed window to the rear. Electric heater.

BEDROOM 2 9'6 x 8'2 (max)

Replacement double glazed window to the front. Built in wardrobe cupboard. Built in airing cupboard. Electric heater.



BATHROOM

Modern suite comprising panelled bath with fitted shower, low level WC and wash hand basin. Part tiled walls. Heated towel rail.

OUTSIDE

FRONT

Small area of garden. Attached meter and storage cupboard. Two allocated parking bays.

REAR GARDEN

Areas of lawn and hardstanding patio. Mature shrubs. Gated access to the garage.

GARAGE

Situated immediately to the rear of the garden. With up and over door.

COUNCIL TAX

Council tax band 'C' - £1,991.81 for 2024/2025 (for a guide only, please contact Mid Sussex District Council for exact figures)

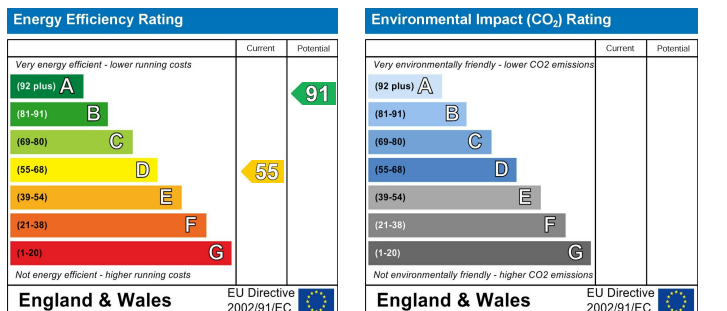
PERMITTED TENANTS PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £334.61 (equal to one weeks rent). Deposit of £1673.00 (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

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.