



171 Lower Church Road, Burgess Hill, RH15 9AA

£1,075 Per Calendar Month

www.psphomes.co.uk



A well presented two bedroom house located in a highly convenient position within walking distance Burgess Hills town centre and having the attractive advantage of being positioned opposite St Johns Park. The recently redecorated accommodation is well presented throughout and benefits from some newly fitted carpets

The Property

A two double bedroom house arranged over three floors and offering well present accommodation. On the ground floor is the open plan living room that opens onto the modern kitchen. To the first floor is a double bedroom and a separate fitted shower room. On the second is a further double bedroom which benefits from being dual aspect and having views to both the South Downs and St Johns Park.

Location.

With pleasant views over St Johns Park and its cricket field, the property is located in Lower Church Road being conveniently positioned to take advantage of highly regarded primary and senior schools. The Triangle Leisure Centre and A23 are also easy to access. Both the town's mainline stations are within close proximity whilst the shopping centre with its wide variety of amenities including a Waitrose Supermarket is within a comfortable walking distance. 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.

Further Benefits

Further attributes include replacement double glazing and electric radiator central heating.

Council Tax

Council Tax Band "B" £1,742.84 for 2024/2025.

Permitted Tenants Payments

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £248.07 (equal to one weeks rent). Deposit of £1240.00 (equal to 5 weeks rent).

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

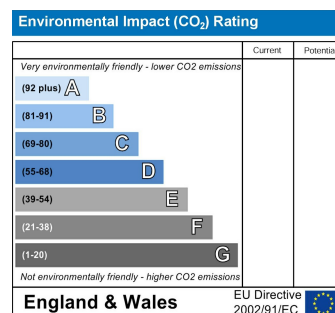
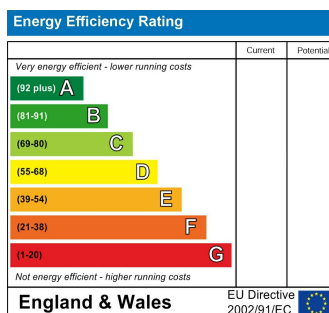
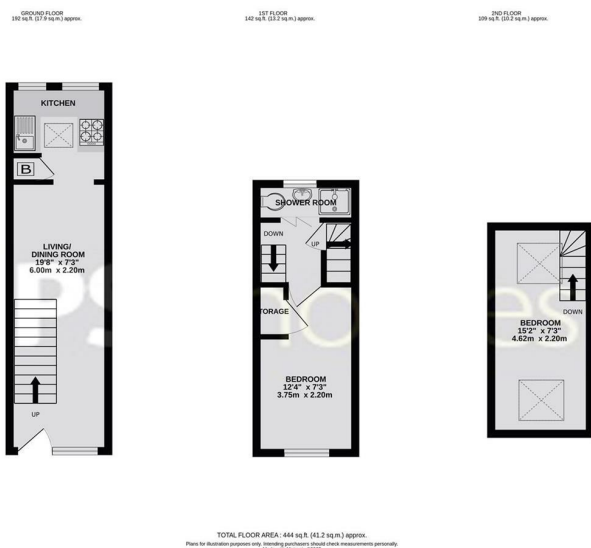
Payment of £50.00 if you want to change the tenancy agreement.

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

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