



33 Cyprus Road, Burgess Hill, West Sussex, RH15 8DX

£1,750 Per Calendar Month

PSPhomes

www.psphomes.co.uk

A superb three bedroom semi detached house situated in a very convenient, central location. This fine property is offered on an unfurnished basis and provides very spacious accommodation, including three separate reception rooms. To the outside is a good size enclosed rear garden and a block paved driveway that provides off road parking. The property benefits from gas central heating and double glazing. AVAILABLE IMMEDIATELY. EPC rating D. Regrettably no pets.

ENTRANCE HALL

Part glazed wooden front door. Fitted coir matting flooring. Internal glazed wooden door into main hallway. Beige carpeted flooring. Doors to all room off hallway. Walls painted cream. Beige carpeted stairs leading to the first floor. Radiator.

LIVING ROOM

Walls painted cream and beige fitted carpet. Double glazed bay window. Modern style electric fire with wood effect fire surround. Radiator

DINING ROOM

Walls painted cream and beige fitted carpet. Double glazed window overlooking rear garden. Beige lined curtains. Radiator.

BREAKFAST ROOM

Walls painted cream and beige fitted carpet. Double glazed window and wooden glazed door onto garden. Beige lined curtains. Radiator. Cupboard housing Worcester Bosch combi boiler.

KITCHEN

Modern woodgrain effect wall and base units with granite effect formica work surface over. Walls part painted cream and part cream coloured tiles. Built-in Zanussi single oven, Zanussi electric hob and extractor hood above. Freestanding Bosch washing machine, Bosch dishwasher and Bosch fridge freezer. Double glazed window overlooking the rear garden.

FIRST FLOOR

Landing walls painted cream and beige fitted carpet. Doors to all rooms.

BATHROOM

Walls part painted white and part white tiled. Wood effect vinyl flooring. Modern white suite comprising wash hand basin, W.C. and 'P' shape shower bath with thermostatic shower over bath. Sash casement window.

BEDROOM 1

Walls painted cream and beige fitted carpets. Two sash casement windows overlooking the front. Beige lined curtains. Radiator.

BEDROOM 2

Walls painted cream and beige fitted carpet. Sash casement window overlooking the rear garden. Beige lined curtains. Radiator.

BEDROOM 3

Walls painted cream and beige fitted carpet. Sash casement window overlooking the rear garden. Beige lined curtains. Radiator.

OUTSIDE

FRONT - Block paved parking area for 1 car. Wooden access gate to rear garden.

REAR - Laid to lawn with paved patio area and graveled path. Bordered by hedging either side and paneled wooden fencing at the rear.

INFORMATION

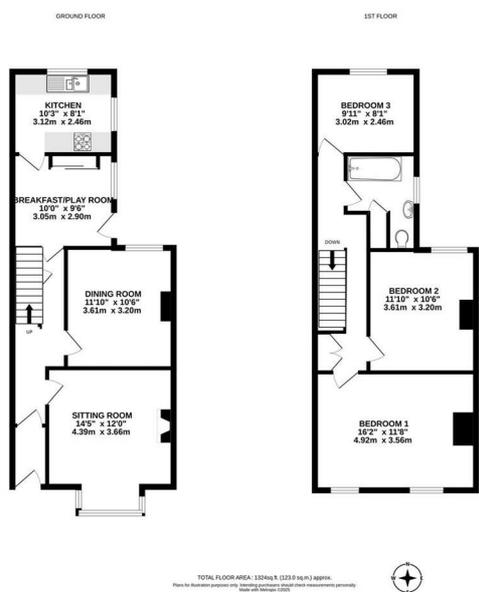
Council Tax Band D = £2,240.79 for 2024/25 (for a guide only, please contact Local Authority for exact figure)

PERMITTED TENANTS PAYMENTS

Before the tenancy starts (Payable to PSPhomes Burgess Hill 'the agent')
PERMITTED TENANTS PAYMENTS:- Holding deposit of £403.84 (equal to one weeks rent). Deposit of £2019.23 (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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



VIEWING BY APPOINTMENT WITH PSP HOMES
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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.