



**24 Clifton Road, Burgess Hill, West Sussex, RH15 8US**

**£1,395 Per Calendar Month**

**PSP**homes

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



**VIEWING HIGHLY RECOMMENDED** for this two bedroom mid terrace house situated in a popular residential close, near to local amenities and the Triangle Leisure Centre. The property comprises of an entrance lobby, cloakroom, sitting room with dining area, kitchen with built-in oven. A double and a good size single bedroom and a family bathroom. Outside, there are gardens to the front and rear and two allocated parking spaces. The property is offered unfurnished and **AVAILABLE MID MAY. EPC rating D. STRICTLY NO PETS.**

## Photos taken 2021

### ENTRANCE PORCH

Upvc double glazed front door. Oak effect laminate flooring and cream painted walls. Radiator. Door to downstairs cloakroom and living room.

### CLOAKROOM

Walls painted pale yellow. White ceramic WC and wash hand basin. White double glazed obscured glass window overlooking the front.

### LIVING ROOM / DINING AREA 22'10" x 13'0" max

Brand new light wood style laminate flooring and magnolia painted walls throughout. Two double radiators. Double glazed window overlooking the front and double glazed patio doors onto rear garden. Archway through into kitchen. Stairs leading to the first floor with understairs cupboard.

### KITCHEN 8'6" x 6'6"

Brand new fitted light grey wall and base units with brand new light coloured worksurface over and white ceramic tiled splashback. 4 burner gas hob with fitted electric oven below and extractor hood above. Grey coloured ceramic tiled flooring. Walls newly painted white. Double panel radiator. Brand new 'Ideal' wall mounted gas boiler. Double glazed window overlooking rear garden.

### STAIRS LEADING TO THE FIRST FLOOR

Beige carpeted flooring with magnolia painted walls.

### BATHROOM

Walls part painted white with part grey/pink marble effect ceramic wall tiles. Single panel radiator. Wall fitted shaver socket. White Upvc double glazed obscure glass window overlooking the rear garden. Light wood effect vinyl flooring with silver pattern throughout. White ceramic wash basin, Concealed cistern white ceramic WC and white acrylic bath with shower over off mixer taps.

### BEDROOM ONE 10'8" x 11'10"

Walls newly painted cream with fitted carpet. Double glazed window overlooking front. Single panel radiator. Built-in wardrobe.

### BEDROOM TWO 10'0" x 6'0"

Walls newly painted cream with fitted carpet. Double glazed window overlooking rear. Single panel radiator. Built-in wardrobe.

### OUTSIDE

**FRONT** - Paved pathway to front door. Small area of lawn with hedging. Gas and electricity meter in wall mounted box. 2 parking spaces in front of the property.

**REAR** - Fully enclosed with wooden fencing to all sides. Paved patio area abutting the property. Slight steps to raised lawn. Outside tap. Garden shed.

### INFORMATION

Council Tax Band C = £2,094.28 for 2025/2026 (for a guide only. Please contact Local Authority for exact figure)

PLEASE NOTE THE ONLY TV AERIAL AT THE PROPERTY IS A SKY DISH

### PERMITTED TENANTS PAYMENTS:

Before the tenancy starts (Payable to PSPhomes Burgess Hill 'the agent')  
**PERMITTED TENANTS PAYMENTS:-** Holding deposit of £321.92 (equal to one weeks rent). Deposit of £1,609.61 (equal to 5 weeks rent).

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

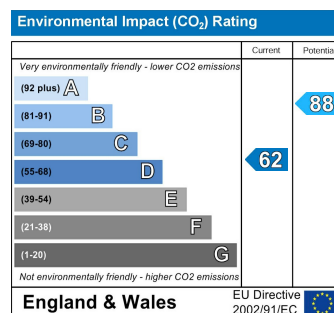
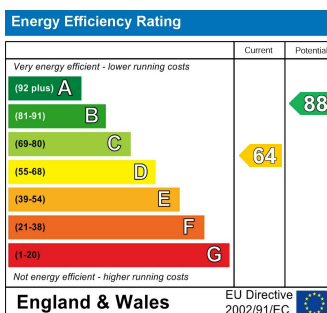
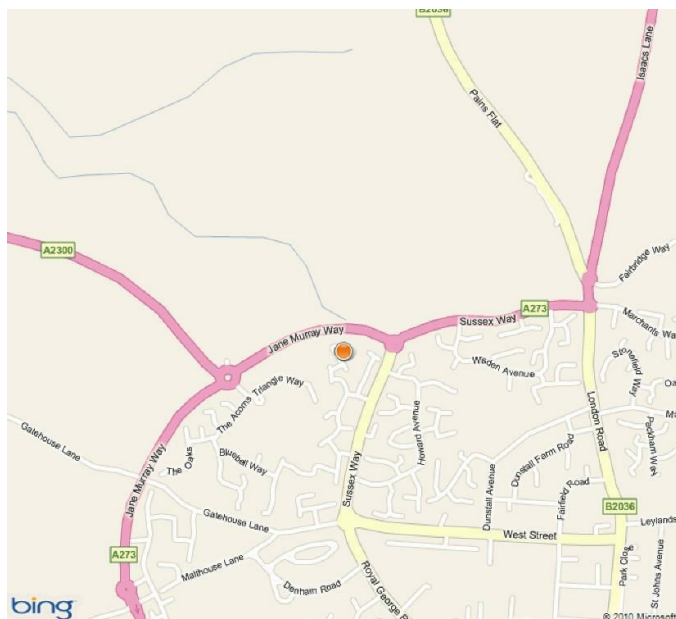
Payment of £50.00 if you want to change the tenancy agreement.

**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.



# PSPhomes

VIEWING BY APPOINTMENT WITH PSP HOMES

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www.psphomes.co.uk

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