



2 The Spinney, Burgess Hill, West Sussex, RH15 8AG

£1,800 Per Calendar Month

A very well presented three bedroom, semi-detached house in a most convenient location for Wivelsfield mainline station - great for commuters. Offered unfurnished and available early July 2025.

The Property...

The home is set within a practical layout & spread over two floors.

The living room allows access to the spacious kitchen and dining area. The kitchen is well-appointed and modern, offering hob and oven, dishwasher and wine cooler. The useful utility room offers, fridge & freezer, washing machine, tumble dryer and plenty of storage.

There are 'French' doors opening on to the garden.

There is also a ground floor cloakroom.

On the first floor is a double bedroom, two further bedrooms and a contemporary family bathroom.

Additional attributes include gas fired central heating and double glazing.

Outside...

Outside, is a fabulous private garden, providing established and pretty flowers, plants and shrubbery.

There is parking available.

2 The Spinney is adjacent to Leylands Road and is extremely convenient for those wishing to commute. Being 100 yards from Wivelsfield station that offers regular trains to London (Victoria/Bridge – 50 minutes) Brighton (15 minutes) and Gatwick (20 minutes).

Finer Details

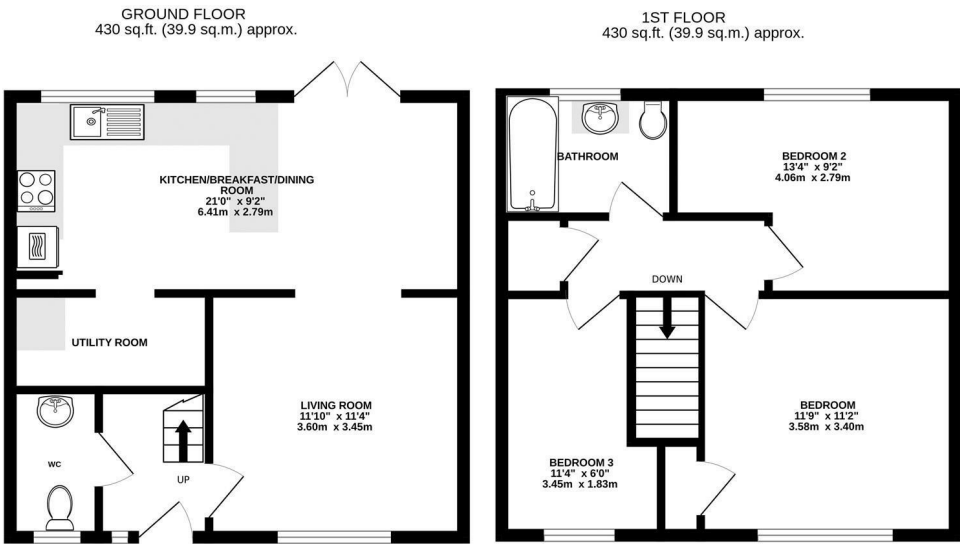
Local Authority: Mid Sussex District Council; Council Tax Band: C - £2,094.28 for 2025/26 (For a guide only. Please contact Mid Sussex District Council for exact figures).

Holding deposit :- One weeks rent £415.38

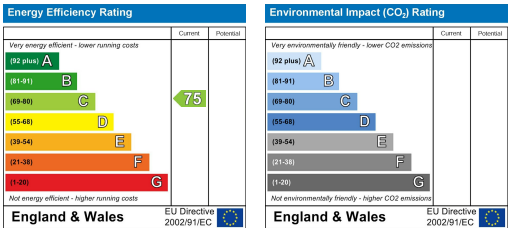
Deposit - five weeks rent £2076.92

The holding deposit will be refunded against the first month's rent but can be retained if the applicant withdraws from the property, fails the reference checks due to false or misleading information or fails the Right to Rent checks.

N.B One pet permitted for an extra £25pcm



TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
Made with Metropix 5/2025



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