

MARCHANTS



BURNERS CLOSE, BURGESS HILL, WEST SUSSEX, RH15 0QA



A recently redecorated end of terrace house with two double bedrooms, modern bathroom, rear garden and a useful lean-to with lighting and electrics, ideal for home gym or storage. The property benefits from a cul-de-sac location and will have newly installed double glazing throughout (currently on order with install tbc). **Available from February on a 12 month tenancy agreement.**

- End of Terrace House
- Two Double Bedrooms
- Modern Bathroom
- Good Size Kitchen
- Private Garden with Seating Area
- Gas Central Heating
- Cul-de-sac Location
- Available February 2026



£1,700 PCM

1 Keymer Road, Hassocks, West Sussex, BN6 8AE
01273 843333 / www.marchantsestateagents.co.uk



Marchants Lettings: Marchants Limited, Registered in England & Wales company number 04702251 with registered office being at 1 Keymer Road, Hassocks, West Sussex, BN6 8AE.

LOCATION

Burners Close is a small cul-de-sac just off Burdocks Drive on the south east side of Burgess Hill town, close to the bus route in Kingsway and Birchwood Grove Primary School. This property has a nearby children's play park, and is close to open countryside. Burgess Hill is a developing market town with many shops, restaurants, pubs, amenities, popular leisure centre, schools and two railway stations (London to Brighton, Eastbourne and Worthing).

PROPERTY DESCRIPTION

A composite front door opens into a small **PORCH** with coat hanging space, and electric consumer unit. Door to;

LIVING ROOM Enjoying a pleasant view along the cul-de-sac. Two radiators, storage cupboard, two wall lights, open tread staircase to first floor and storage cupboard below.

KITCHEN Overlooking the rear garden. Good range of medium oak effect kitchen furniture including cupboards and drawers, 'U' shaped worktop, with inset stainless steel sink having mixer taps. Appliances include 'Electriq' oven with gas hob, stainless steel back plate and extractor chimney over. 'Worcester' gas central heating boiler (2024), radiator, ceramic tiled splashback and double glazed door to rear garden. Space for fridge/freezer and two spaces/plumbing for washing machine and dishwasher.

FIRST FLOOR LANDING Side window and hatch to loft (not for tenants use).

BEDROOM ONE View along the cul-de-sac. Radiator, triple fitted wardrobes with mirrored sliding doors.

BEDROOM TWO View over rear garden with a line of trees beyond. Radiator, built-in airing cupboard housing a hot water tank with fitted immersion heater shelf and central heating programmer.

BATHROOM Part ceramic tiled walls and fitted with a white suite comprising bath with mixer taps, 'Mira' electric shower unit and pivoting glass shower screen. Vanity wash basin with mixer taps and cupboard under. Toilet with top flush, ladder style towel warmer, automatic extract fan (2026), electric shaver point, medicine cabinet and ceramic tiled toiletry shelf.

LEAN TO/OUTBUILDING (accessed from the front garden) A brick and timber construction with power and light, window overlooking rear garden. N.B. Suitable as a fitness room, or as a storage area.

Outside

FRONT GARDEN An open plan garden with a lawn and path leading to front door, sentry light and dustbin enclosure.

REAR GARDEN An east facing garden well enclosed by a brick wall and 6-foot panelled fencing. There is a timber sun deck being partially covered, outside water tap, brick-built barbecue, sentry light. Gate to pathway leading around to Burners Close.

PARKING On street parking available in nearby laybys.

TENANCY DETAILS

AVAILABLE ON A 12 MONTH TENANCY

SUBJECT TO A SUPERIOR LEASE - N/A

HOLDING DEPOSIT - £200.00

TENANCY DEPOSIT - £ 1,961.00 (equivalent to 5 weeks rent)

AVAILABLE FROM - 10/02/2026

ADDITIONAL INFORMATION

BROADBAND TYPE - FFTC

UTILITIES - MAINS

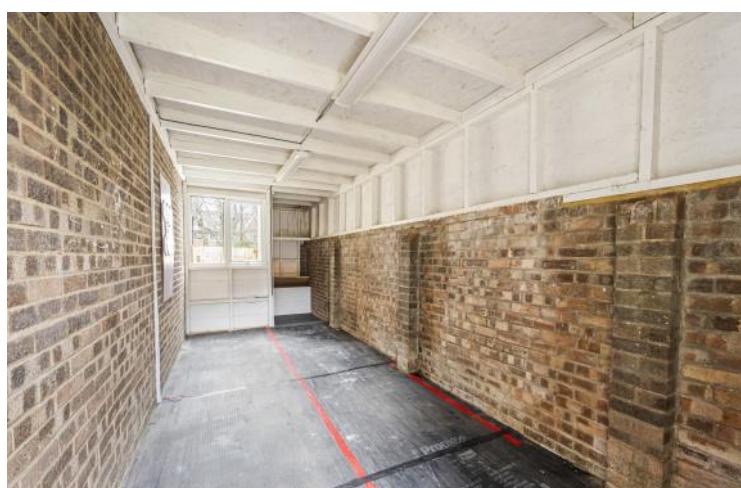
FLOOD RISKS—NONE

RESTRICTIONS/RIGHT OF WAYS/EASEMENTS—UNKNOWN

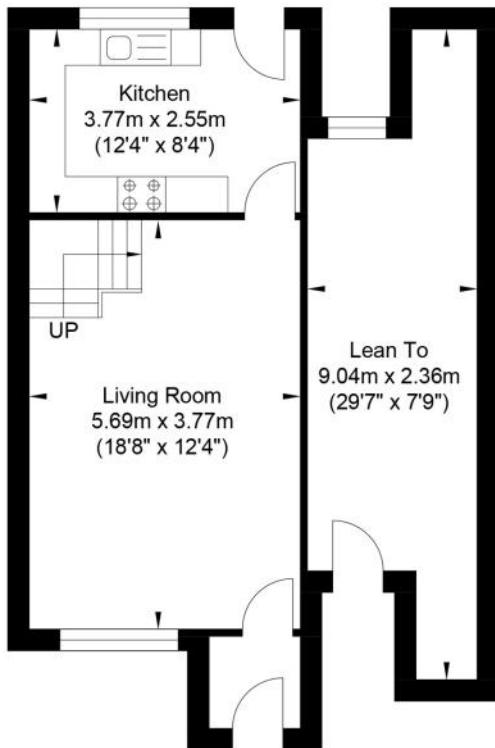
ENERGY EFFICIENCY RATING: D

COUNCIL TAX BAND: C

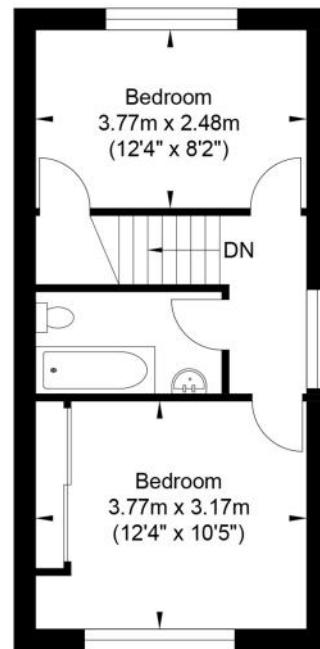
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FLOORPLAN



Ground Floor
Approximate Floor Area
545.19 sq ft
(50.65 sq m)



First Floor
Approximate Floor Area
341.2 sq ft
(31.7 sq m)



Approximate Gross Internal Area = 82.35 sq m / 886.39 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

TO APPLY, PLEASE GET IN TOUCH.

PLEASE NOTE: All tenancies made from 01/08/2025 likely be subject to changes of the renters reform bill. Internal photographs must not be taken without the permission of the agent or the landlord. 51758/11BURNCL/BAG/MMXXV0127

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