



**269 Junction Road, Burgess Hill, RH15 0PY**

**£1,595 Per Calendar Month**

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



A substantial family home providing spacious accommodation. Junction Road is conveniently located to both the main line station and town centre. Internal viewing is highly recommended, strictly by appointment. Offered unfurnished and available now.

**The Property...**

This property is a delightful spacious home, situated in a prominent location, close to good local schools.

The bright and airy living room benefits from a good size with bay window overlooking the front of the property and doors leading to rear garden. The spacious kitchen offers fitted units, electric hob, oven, space for fridge/freezer & washing machine and a dining area. Door leading into the rear garden and a separate w.c.

The first floor consists of two double bedrooms and a third baby's room/study and a large family bathroom.

The sunny courtyard garden offers a patio area and lawn. There is also a small shed.

Other benefits include, gas central heating, and neutral decor.

The property is located on Junction Road, a comfortable walk from Wivelsfield main line station, local shops and a school. There is easy access to the town centre with its wide variety of facilities including a Waitrose supermarket and Burgess Hill main line railway station whilst the Triangle Leisure Centre and the A23 link road are within striking 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.

**Information...**

Council Tax Band D = £2,240.79 for 2024/25 (For a guide only. Please contact Mid Sussex District Council for exact figures).

**Permitted Tenants Fees:**

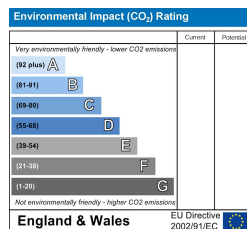
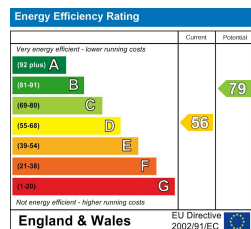
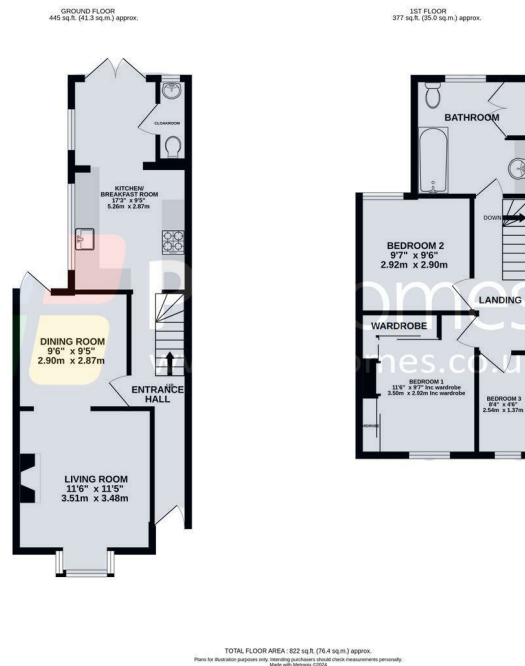
Before the tenancy starts (Payable to PSPhomes 'the agent')

Holding deposit - £368.07 (one weeks rent)

Deposit - £1840.38 (five weeks rent)

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.

\*\*\*Pets considered for an extra £25pm\*\*\*



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

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate. Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.