



**5 Wrentham House, 34 Junction Road, West Sussex, RH15 0JN**

**£1,315 Per Calendar Month**

**PSP**homes

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**STRICTLY NO PETS. A spacious first floor/top floor flat. Accommodation comprises entrance hall with all doors off, a spacious living room/diner, bathroom with fitted suite with bath and electric shower over, fitted kitchen with oven and hob and a second double bedroom. Stairs rise from the living room to the generous sized master bedroom with walk in wardrobe. The flat benefits from off road parking for one vehicle, double glazed windows and a secure entry phone system. The property is ideally situated within a short walk of both main line train stations, Burgess Hill town centre and local amenities. EPC rating D. AVAILABLE unfurnished mid September.**

#### COMMUNAL ENTRANCE HALL

Communal entrance with door entry phone, stairs leading to its own front door

#### HALLWAY

Entrance hall with entry intercom and coat hook.

#### BATHROOM

Bathroom, complete with 'day and night' blind, electrically-heated towel rail, bath/shower, toilet, washbasin and useful cupboard. Vinyl flooring.

#### KITCHEN

Kitchen, with 1 1/2 bowl stainless steel sink, fridge/freezer and space for dishwasher and washing machine, or alternatively one of the spaces could be utilised as a breakfast bar. 'Day and Night' blind, door to hall. Hot water via electrically heated tank. Vinyl flooring.

#### LOUNGE/DINER

Light and bright lounge/diner with bay window complete with 'day and night' blinds, electric convactor heater and laminate flooring.

#### MASTER DOUBLE BEDROOM

Stairs from lounge leading to master double bedroom with fixed feature arched window, opening velux window, TV point and large walk-in cupboard. Electric storage heater, laminate flooring.

#### SECOND DOUBLE BEDROOM

Second double bedroom with bay window complete with 'day and night' blinds, TV point, electric storage heater and laminate flooring.

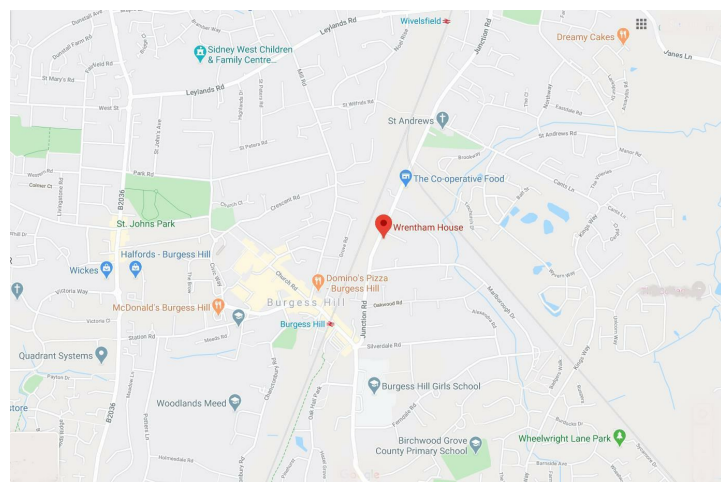
#### COUNCIL TAX BAND

Council Tax Band C = £2,094.28 2025-26 (For a guide only, please contact Mid Sussex District Council to confirm exact figures)

#### PERMITTED TENANT PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £311.53 (equal to one weeks rent). Deposit of £1,557.69 (equal to 5 weeks rent).



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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VIEWING BY APPOINTMENT WITH PSP HOMES

54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999  
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.