



**10 Woodpecker Crescent, Burgess Hill, RH15 9XY**

**£2,700 Per Calendar Month**

A MODERN DETACHED IN A QUIET LOCATION - A well presented four bedroom detached family home in a tucked away position. New carpets and decorated throughout. This well arranged family home is in a convenient location for the mainline station & Schools. This property is offered unfurnished & available from early October 2025.

**The House...**  
The sitting room has French doors opening on to the garden whilst the dual aspect kitchen boasts a range on integrated appliances with a separate utility. The two family rooms offer a variety of uses including home office, play room, dining room or indeed a ground floor bedroom. The ground floor concludes with a cloakroom and good size central hallway.

On the first floor, the central landing provides access to the spacious master bedroom with contemporary en-suite shower room & fitted wardrobe. There are two further double bedrooms, good size single bedroom and a family bathroom.

Further attributes include gas fired central heating, double glazing, and NEW carpets and freshly decorated.

**Outside...**  
To the front of the property, there is a detached garage with driveway parking for up to three vehicles. and an EV charging point.

The rear garden is a real highlight — south-facing and laid mainly to lawn, it enjoys a generous paved patio area, perfect for outdoor dining or entertaining. Beyond, the garden benefits from wonderful views into the adjoining woodland, offering both privacy and a sense of tranquillity.

**Location...**  
Woodpecker Crescent is tucked away off Robin Road within the ever-popular \*Bourne Park Development\* — a welcoming, family-friendly neighbourhood built in the mid-1990s. Residents here enjoy a great balance of convenience and lifestyle, with the Rugby Club and scenic countryside walks just a short stroll away.

Education and leisure are well catered for, with the highly regarded St Paul's Catholic College (11–18 yrs) and the Triangle Leisure Centre both within a 20-minute walk. Excellent road connections via Jane Murray Way make getting around town simple, while access to the A23(M) at Hickstead — only three miles away — provides a gateway to London, Brighton, and beyond.

Everyday amenities are close at hand, with a Tesco Superstore within walking distance, alongside a Waitrose and Lidl in town. Further shopping can be found at The Martlets in the town centre.

For commuters, Burgess Hill mainline station is just over a mile away, offering fast and frequent services to London (Victoria/London Bridge in under an hour), Brighton (10–15 minutes), and Gatwick International Airport (20 minutes). The town also benefits from a second mainline station at Wivelsfield.

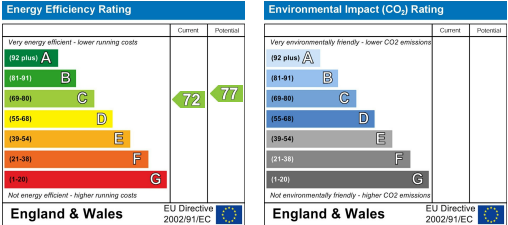
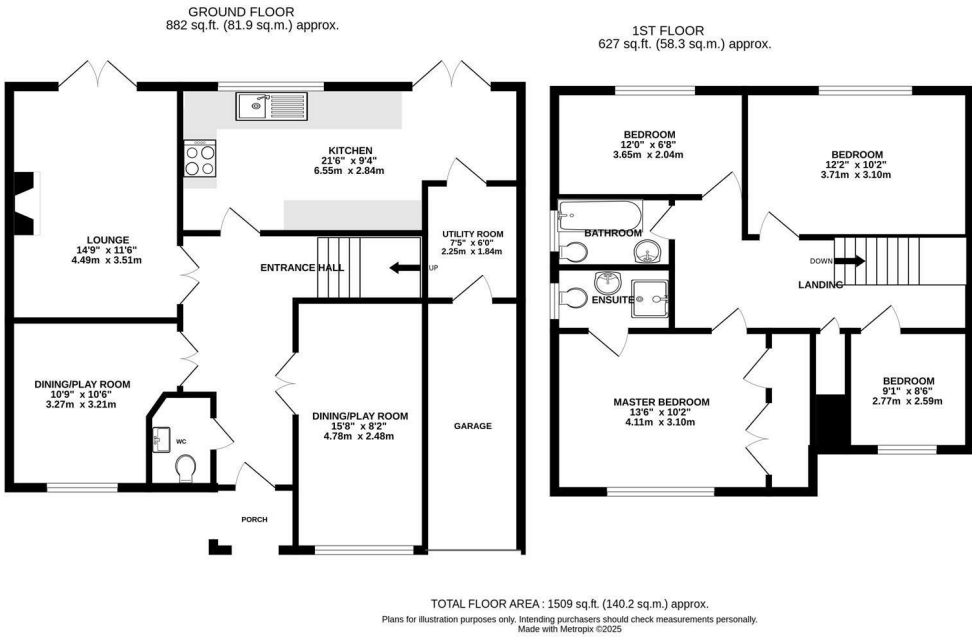
Families will appreciate the strong local school network, with catchment areas believed to include Gattons Infants, Southway Primary, and Burgess Hill Academy Secondary.

**Finer Details...**  
Council Tax Band: F £3403.22 for 2025/26 (for a guide only. Please contact Local Authority for exact figure)

Permitted Payments:

Holding Fee: One weeks rent - £623.07  
Deposit: Five weeks rent - £3115.38

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.



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