



46 Wynnstay, Oakhall Park, Burgess Hill, West Sussex, RH15 0TD

£975 Per Calendar Month

PSPhomes

www.psphomes.co.uk

A surprisingly spacious fourth floor Studio Apartment situated in this popular block and in an ideal location for access to Burgess Hill mainline station and town centre. The property is presented in good order throughout and is offered on an unfurnished basis, comprising living room with the benefit of a private balcony and bedroom area with fitted wardrobe. Kitchen with built-in hob and oven and space for other appliances. White bathroom suite with shower over bath. The property benefits from DOUBLE GLAZING, electric storage heating and unallocated parking. AVAILABLE unfurnished IMMEDIATELY. EPC rating E. Please note this property is SINGLE OCCUPANCY ONLY and STRICTLY NO PETS.

MAIN ENTRANCE

Entryphone system. Stairwell and lifts leading to all floors.

ENTRANCE HALL

Private front door leading to hallway. Large storage cupboard, door leading to bathroom and living area

LIVING ROOM with BEDROOM AREA

'L' shaped living room with separate bedroom area. Deep double storage cupboard/wardrobe. Beige carpeted flooring. Balcony to front of property. Double glazed windows and door. Internal door to kitchen.

KITCHEN

Comprising of wall and floor units with complimentary worksurface, single stainless steel sink, built in electric oven and hob, cooker hood. Plumbing for washing machine. Double glazed window to side.

BATHROOM

White suite comprising panelled bath with fitted electric shower, low level WC and wash hand basin. White tiled walls with decorative border. Vinyl flooring.

OUTSIDE

Communal grounds to the front of the flats with pedestrian access onto Keymer Road and un-allocated off road parking to the rear. Access to the block of flats is via the front or rear of the building via an entryphone security system or key access.

INFORMATION

Council Tax Band A = £1570.71 for 2025/2026 (for exact figures please contact Mid Sussex District Council)

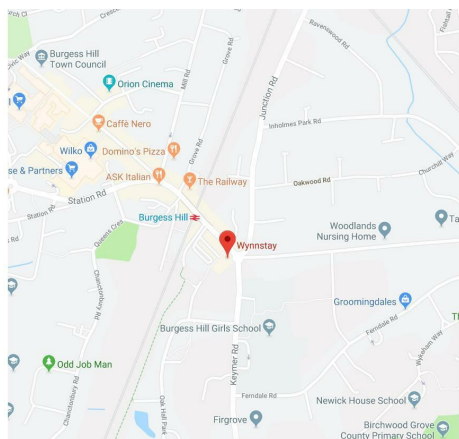
Please note this property is SINGLE OCCUPANCY ONLY

PERMITTED TENANT PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £225.00 (equal to one weeks rent). Deposit of £1125.00 (equal to 5 weeks rent).

PSPhomes Burgess Hill is a member of Propertymark which is a Client Money Protection Scheme, and also a member of The Property Ombudsman, which is a Redress Scheme. You can find out more details on the agents website or by contacting the agent directly.



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

PSPhomes

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.