



46 Marle Avenue, Burgess Hill, West Sussex, RH15 8JG

£2,150 Per Calendar Month

This lovely spcious four-bedroom semi-detached home has been freshly decorated and boasts a stylish new kitchen. Close to Sheddingdean Primary School and 0.7 of a mile to Wivelsfield Sation. Offered unfurnished and availble now.

The House...

The bright and airy accommodation is well-proportioned, featuring a spacious 21' living room. The recently fitted kitchen is equipped with a hob, double electric oven with grill, washing machine, and dishwasher. A newly installed, modern cloakroom completes the ground floor.

The first floor offers four double bedrooms, including a master bedroom with fitted wardrobes. There is also a family bathroom with an overhead shower. The property benefits from gas-fired central heating and uPVC double-glazed windows throughout.

Outside...

The property benefits from a private garden featuring a paved patio area and sections of lawn. To the front, there is driveway parking for two cars and a garage, with additional parking for a further two cars to the side of the property.

Location...

Marle Avenue is situated in the quiet residential area close to Leylands Road. The area benefits from good transport links: both Wivelsfield railway station and Burgess Hill railway station are within walking distance. Local amenities are close by: a convenience supermarket and shops and Sheddingdean Primary School are nearby; green spaces and recreation grounds are also within reach.

Finer Details...

Council Tax Band: D £2356.07 for 2025/26 (for a guide only. Please contact Local Authority for exact figure)

Permitted Payments:
Holding Fee: One weeks rent - £496.15
Deposit: Five weeks rent - £2480.76

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.

NOTE

Photography includes CGI furniture and fixtures in order to portray how individual rooms could be arranged.

