

35 The Vineries, Burgess Hill, Sussex, RH15 0ND

£1,675 Per Calendar Month

A recently refurbished three-bedroom house finished to a good standard, featuring a brand-new kitchen, new carpets throughout, and fresh redecorating. The property offers bright, modern living accommodation and is ideal for comfortable family living. Offered unfurnished and available now.

The House...

The ground floor comprises a welcoming entrance hall with doors leading to the spacious living/dining room measures approximately 23' x 12'. It also benefits from a large under-stairs storage cupboard. Patio doors open directly onto the conservatory with patio doors leading into the established south-facing garden.

The first floor is arranged around a generous central landing, giving access to all three bedrooms and the family bathroom. The main bedroom, overlooks the rear garden. The second bedroom is a well-proportioned double, while the third is a good single.

The spacious family bathroom is well appointed, featuring a bath, electric shower, WC, wash basin.

Outside...

To the front, the property provides off-road parking for several cars. An attached garage with power, providing secure parking and useful storage space.

There is a private south-facing garden directly off the conservatory with a generous paved terrace, perfect for outdoor dining and enjoying the afternoon sun. Beyond this, the garden is laid to lawn and bordered by mature shrubs.

At the far end, a large wooden shed offers excellent storage.

Location...

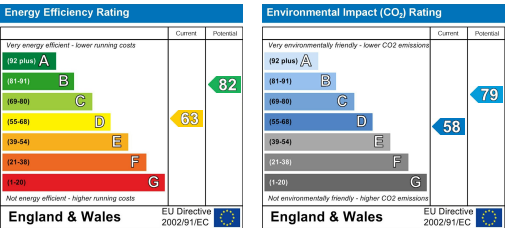
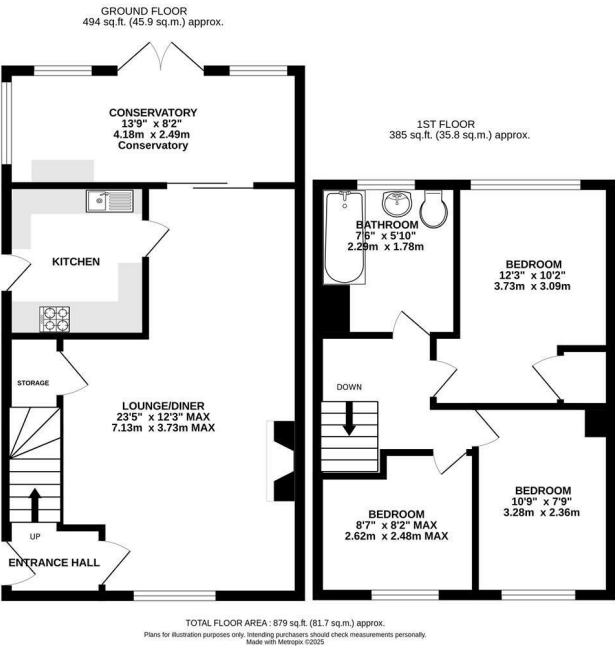
The Vineries is a popular residential road conveniently located to take advantage of both main line stations and the town centre with its wide variety of comprehensive shopping facilities. Burgess Hill offers an excellent selection of both primary and secondary schools whilst the A23 link road and Triangle Leisure Centre are within easy striking distance. The town 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 "C" £2,094.28 for 2025-2026 (for a guide only. Please contact Local Authority for exact figure)

PERMITTED TENANTS PAYMENTS:- Holding deposit of £369.23. (equal to one weeks rent).
Deposit of £1846.15 (equal to 5 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.



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

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.