



5 Victoria Place, 73 Victoria Road, Burgess Hill, West Sussex, RH15 9LP

£1,050 Per Calendar Month

www.psphomes.co.uk



PSPhomes

***** NEWLY REDECORATED THROUGHOUT *****

A TRULY SUPERB TWO DOUBLE BEDROOM unfurnished first floor apartment forming part of a conversion in 2012. The apartment benefits from floor to ceiling windows bringing in copious amounts of light, along with high ceilings, the very spacious accommodation is a must see and comprises entrance hall, large living area incorporating the kitchen with built-in appliances. Master bedroom with en-suite, second double bedroom and bathroom. Further attributes include allocated parking, bike storage area, entryphone system, double glazing and gas central heating. Victoria Place is conveniently located within approximately one mile of Burgess Hill's town centre and mainline station. Internal viewing is highly recommended strictly by appointment. The property is AVAILABLE IMMEDIATELY. EPC rating C. STRICTLY NO PETS OR CHILDREN.

Video Entry System

Staircase rising to the first floor.

ENTRANCE HALL

'Entervue 5' video door entry system. Radiator. Central heating thermostat. Cupboard housing washing machine and 'Viessmann' boiler. Fuse board. Extractor fan.

LIVING ROOM/KITCHEN 23'6" x 14'4"

LIVING AREA

Double glazed windows to the side. Double doors onto the small balcony. TV/satellite aerial and telephone points. Two double radiators. Beige carpeted flooring.

KITCHEN AREA

Kitchen fitted with a comprehensive range of wall and floor units, complemented with ample worksurface and tiled splashbacks. 1½ bowl stainless steel sink unit with mixer taps. Built in 'Lamona' electric oven, hob and microwave. Cooker hood. Integrated dishwasher, fridge and freezer. Wood laminate flooring. Radiator.

MASTER BEDROOM 20'4" (max) x 9'10"

Large double glazed windows. TV/satellite aerial and telephone points. Radiator

EN-SUITE

White suite comprising corner shower with rainhead shower, low level WC and wash hand basin. Heated towel rail. Wall mounted anti mist mirror with integrated lighting. Tiled floor and part tiled walls.

BEDROOM 2 14'0" x 11'4"

Large double glazed windows. TV/satellite aerial and telephone points. Radiator.

BATHROOM

White suite comprising panelled bath with shower attachment and screen, low level WC and wash hand basin. Heated towel rail. Wall mounted anti mist mirror with integrated lighting. Tiled floor and part tiled walls.

PARKING

One allocated off-road parking space.

Push Bike storage shed at rear of building.

INFORMATION

Council tax band C = £1756.32 for 2021/2022 (for a guide only, please contact Local Authority for exact figure)

PERMITTED TENANTS PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £242.00 (equal to one weeks rent). Deposit of £1211.00 (equal to 5 weeks rent).

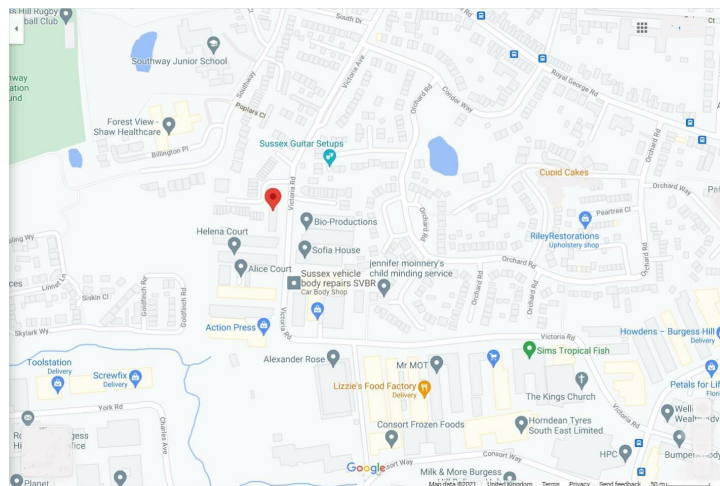
DURING THE TENANCY (Payable to PSPhomes Burgess Hill 'the agent') Payment of £50.00 if you want to change the tenancy agreement.

PAYMENT OF INTEREST FOR THE LATE PAYMENT OF RENT capped at a daily rate of 3% above Bank of England Base Rate.

LOSS OF KEYS/SECURITY DEVICE:- Minimum payment of £3.50 capped at the cost which is reasonably incurred by the Landlord or Agent.

PAYMENT OF UNPAID RENT or other reasonable costs associated with your early termination of the tenancy.

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		82	82
(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	



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 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.