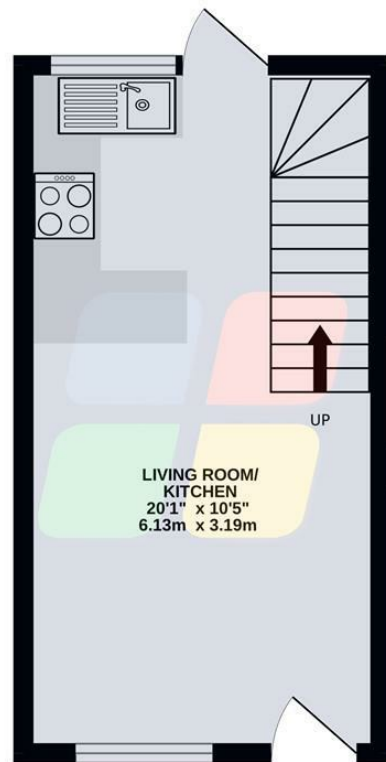


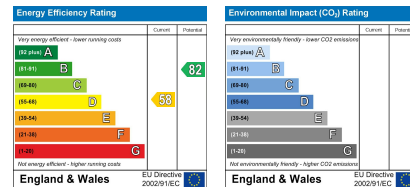
GROUND FLOOR  
210 sq.ft. (19.5 sq.m.) approx.



1ST FLOOR  
208 sq.ft. (19.3 sq.m.) approx.



TOTAL FLOOR AREA : 418 sq.ft. (38.8 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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33 Vallance Close, Burgess Hill, RH15 8TY

Price £269,950 Freehold



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VIEWING BY APPOINTMENT WITH PSP HOMES  
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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.



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33 Vallance Close, Burgess Hill, RH15 8TY

What We Like.

- \* Quiet residential position.
- \* Contemporary refitted kitchen.
- \* Private, enclosed rear garden.
- \* No Ongoing chain.

#### The Property.

A one bedroom end terraced house located in a quiet position at the end of a residential close within highly regarded West End Meadows. The accommodation is light and well presented throughout and benefits include a fine refitted kitchen and a large double bedroom. Outside the property enjoys the advantage of a private enclosed rear garden as well as an allocated parking bay.

#### Accommodation.

On the ground floor the accommodation is laid out open plan and measures an impressive 20' x 10'6". There is a double glazed window to the front and large double glazed window and door onto the rear garden, two electric heaters, deep understairs cupboard, staircase rising to the first floor and a modern kitchen area refitted with a comprehensive range of wall and floor units complemented with ample work surfaces and tiled splashbacks, fitted oven, hob and cooker hood, washer dryer, fridge/freezer and a stainless steel sink unit.

On the first floor is a landing as well as a large double bedroom with a double glazed window to the front, comprehensive range of fitted wardrobes with sliding mirror doors, built in cupboard, electric heater and a hatch to the roof space. The modern bathroom comprises of a panel bath with fitted shower, low level wc and wash hand basin. Heated towel rail. Double glazed window with opaque glass.



#### Gardens and Parking

To the front of the property is a neat area of garden, whilst to the rear is an enclosed garden with areas of lawn and patio relieved by shrub borders, garden storage shed and a gate giving access to the side and parking area where the allocated parking bay is located.

#### Location.

Vallance Close is a very popular residential close located towards the western outskirts of Burgess Hill. The property is very conveniently located to take advantage of highly regarded primary and senior schools. The Triangle Leisure Centre and A23 are easy to access. Both of the town's main line stations are within two and a half miles whilst the town centre with its wide variety of amenities including a Waitrose Supermarket is within striking distance. Burgess Hill 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.

#### Further Benefits.

Further benefits include recently replaced double glazing and modern electric heating.

#### The Finer Details.

Tenure: Freehold  
Title Number: WSX150636  
Local Authority: Mid Sussex District Council  
Council Tax Band: B  
Available Broadband Speed: Ultrafast 1,000Mbps

