



**31 Vallance Close, Burgess Hill, West Sussex, RH15 8TY**  
**Offers In The Region Of £250,000**



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- Ideal First Time Buyer
- Open Plan Living Accommodation
- Allocated Parking Space
- Quiet Cul-De-Sac Location
- Easy Access to A23
- Spacious Double Bedroom
- Enclosed Rear Garden
- Council Tax Band B

A well presented one double bedroom terrace house situated in a quiet cul-de-sac location and benefitting from an enclosed rear garden. This would make an ideal purchase for a time buyer or investment buyer.

Situated in a quiet cul-de-sac in the popular West End Meadows development, this home is ideal for first time buyers and investment buyers and benefits from being within easy access of the A23, as well as walking distance from The Triangle Leisure Centre and just over a mile from Burgess Hill town centre with its array of shops, bars and restaurants as well as its mainline station offering links to central London and Gatwick.

The property comprises open plan living room/kitchen with laminate flooring and stairs to first floor landing. The kitchen has a range of light wood units with built-in oven and hob, space and plumbing for washing machine and space for fridge/freezer.

To the first floor is a spacious double bedroom and a bathroom fitted with a white suite with shower over the bath.

Outside there is an allocated parking space and a small enclosed garden with patio area and lawn.

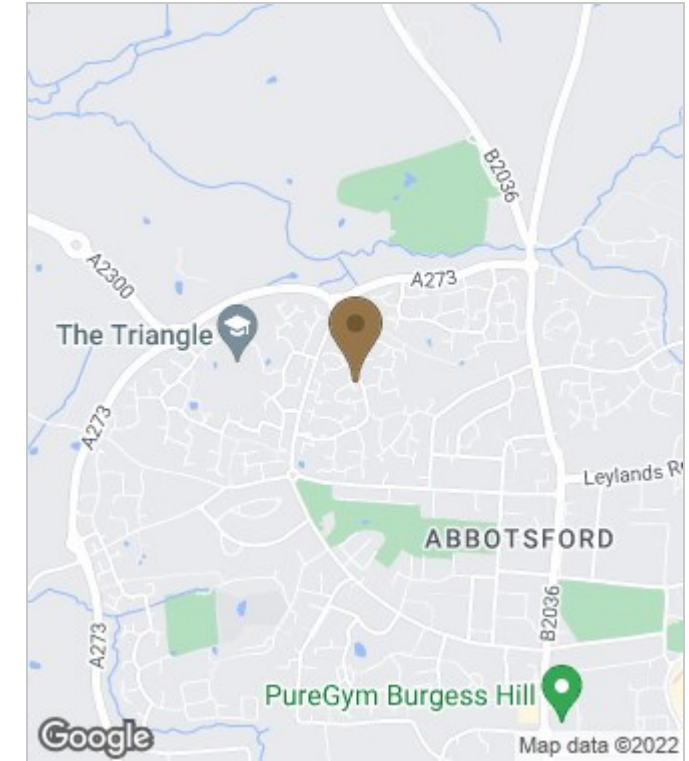
Offered with no forward chain.



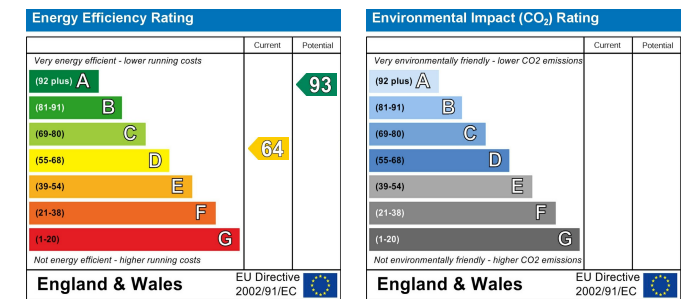
## Floor Plans



## Area Map



## Energy Performance Graph



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