



**33 Vallance Close, Burgess Hill, RH15 8TY**

**£1,075 Per Calendar Month**

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A one bedroom house located in a quiet position within a very popular residential close in West End Meadows. The light, bright accommodation is very well presented throughout comprising, open plan living room with a modern refitted kitchen, a large double bedroom and modern bathroom. The property benefits from its own private enclosed rear garden whilst further attributes include, replacement double glazing, adjacent allocated parking and modern electric heating.

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.

Available immediately UNFURNISHED. EPC Rating "D"

Front door opening onto the open plan living room/kitchen

### LIVING ROOM/KITCHEN 20' x 10'6

Open plan. Replacement double glazed window to the front and replacement double glazed window and door onto the rear garden. Two electric heaters. Deep understairs cupboard. Staircase rising to the first floor. A modern kitchen area refitted with a comprehensive range of wall and floor units complemented with ample worksurfaces and tiled splashbacks. Fitted oven, hob and cooker hood. Washer dryer, fridge/freezer. Stainless steel sink unit.

### FIRST FLOOR

#### LANDING

With double glazed window to the rear.

### BEDROOM 11'8 x 8'10 + wardrobes

Double glazed window to the front. Comprehensive range of fitted wardrobes with sliding mirror doors. Built in cupboard housing the gas fired boiler. Electric heater. Hatch to the roof space.

### BATHROOM

Modern suite comprising, panel bath with fitted shower, low level wc and wash hand basin. Heated towel rail. Double glazed window with opaque glass.

### OUTSIDE

### FRONT

Area of garden to the front.

### REAR GARDEN

Enclosed rear garden with areas of lawn and patio relined by shrub borders. Garden storage shed. Gate giving access to the side and parking area.

### PARKING

Allocated parking bay immediately to the side of the rear garden.

### COUNCIL TAX BAND

Council Tax band "B" £1,660.67 for 2023/2024

### PERMITTED TENANTS PAYMENTS

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £248.00 (equal to one weeks rent). Deposit of £1,240.00 (equal to 5 weeks rent).

DURING THE TENANCY (Payable to PSPHomes Burgess Hill 'the agent')

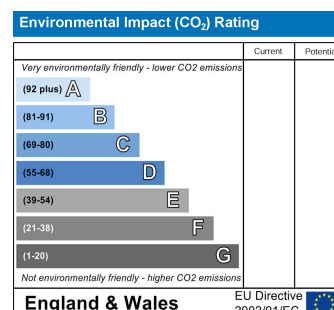
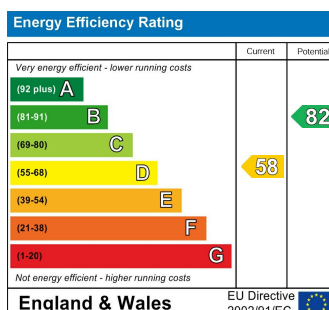
Payment of £50.00 if you want to change the tenancy agreement.

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.



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