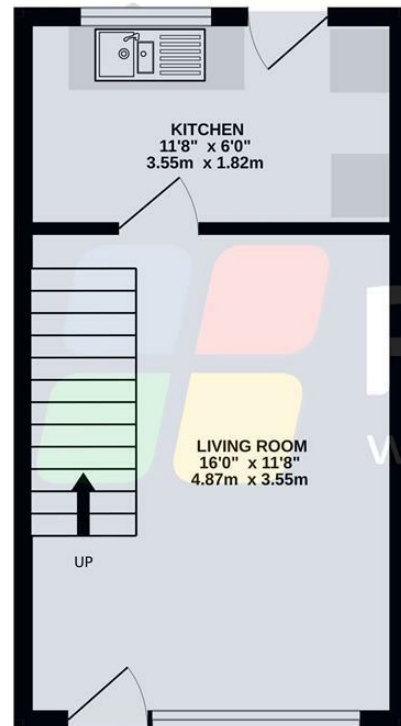
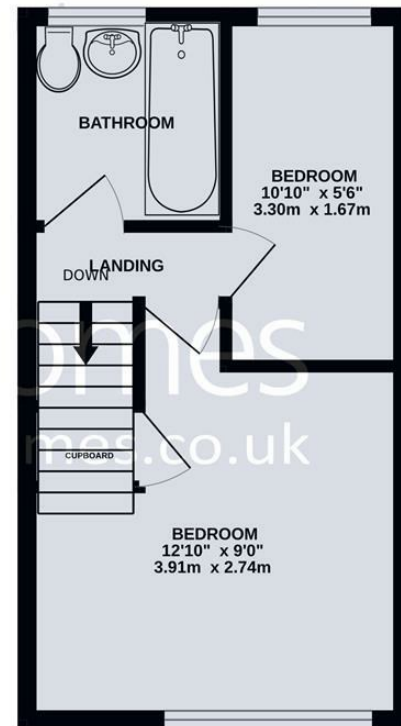


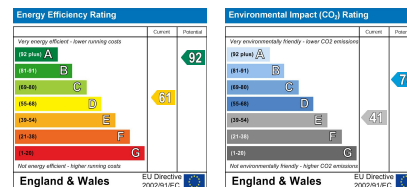
GROUND FLOOR
254 sq.ft. (23.6 sq.m.) approx.



1ST FLOOR
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA: 507 sq.ft. (47.1 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
Made with Metropix ©2023



11 Vallance Close, Burgess Hill, West Sussex, RH15 8TY

£1,295 Per Calendar Month



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VIEWING BY APPOINTMENT WITH PSP HOMES
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999

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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11 Vallance Close, Burgess Hill, West Sussex, RH15 8TY

A beautifully presented modern mid terrace two bedroom house situated in a very popular close within highly regarded West End Meadows. The accommodation comprises sitting room, newly fitted modern kitchen with appliances, two bedrooms and bathroom. To the outside is an attractive enclosed rear garden and small front garden. Further attributes include replacement double glazing, electric heating and allocated and visitor parking. Vallance Close is conveniently located to take advantage of all Burgess Hill's comprehensive facilities and internal viewing is highly recommended. Available unfurnished immediately. EPC rating D/E

ENTRANCE

White UPVC front door with tiled canopy above.

LIVING ROOM 16'0" x 11'8"

Walls painted white. Laminate flooring. Double glazed window to the front with fitted wooden blinds. TV aerial and telephone points. Two electric storage heaters. Stairs rising to the first floor.

KITCHEN 11'8" x 6'0"

Newly refitted Modern white kitchen with a good range of wall and floor units, complemented with a dark coloured worksurface and white tiled splashbacks. Stainless steel sink unit. freestanding electric double oven and hob with extractor over. Freestanding fridge freezer and washing machine. Dark tiled flooring. Electric heater. UPVC double glazed window and door onto the rear garden.

STAIRS & LANDING

White painted walls. New carpet to the stairs and landing. Doors off to all rooms

BATHROOM

Modern white suite comprising panelled bath with shower attachment, low level WC and wash hand basin. White tiled walls and dark tiled floor. Electric heater. UPVC double glazed window with opaque glass overlooking the rear.

BEDROOM ONE 12'10" (max) x 9'6" (+ wardrobes)

Walls painted white andLaminate flooring. UPVC double glazed window to the front. Range of fitted wardrobes with sliding mirrored doors. Built in airing/storage cupboard. Electric heater.

BEDROOM TWO 10'10" x 5'6"

Walls painted white and laminate flooring. UPVC double glazed window to the rear. Hatch to the loft space. Electric heater.



OUTSIDE

Small front garden with paved path to front door and small area laid to lawn. Enclosed rear garden with paved patio abutting the property and laid to lawn with shrub borders. Path to garden shed. Gated access to the rear.

Allocated parking space.

INFORMATION

Council tax band C = £1,897.90 for 2023/2024 (for a guide only, please contact Mid Sussex District Council for correct figure)

PERMITTED TENANTS PAYMENT

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

PERMITTED TENANTS PAYMENTS:- Holding deposit of £298.00 (equal to one weeks rent). Deposit of £1,494.00 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.

