



Wallis Way, Burgess Hill

Guide Price £460,000

Wallis Way

Burgess Hill

GUIDE PRICE: £460,000 - £475,000.

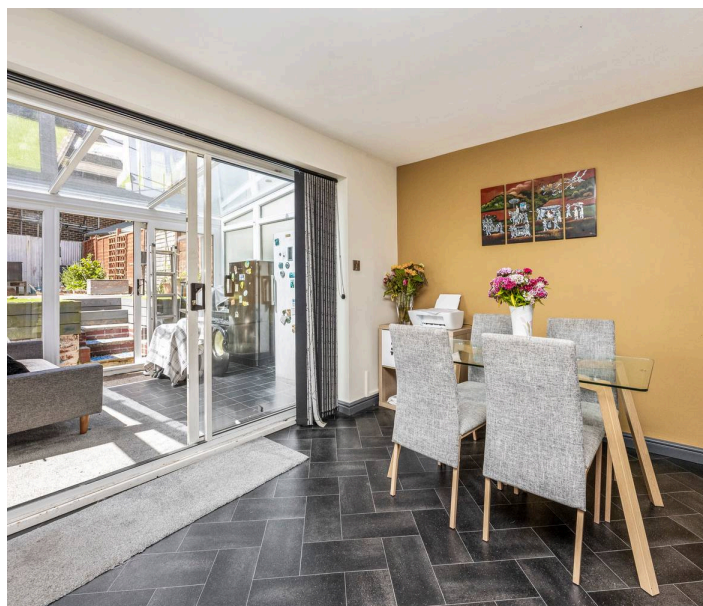
Henry Adams are pleased to present to the market this well presented and incredibly spacious three double bedroom semi detached house, situated in the sought after West Side of Burgess Hill Town Centre.

The property is situated in an enviable cul de sac location and is offered to the market, with no onward chain, making for a great family home.

Internally, the property comprises of an entrance hall, with access to a convenient downstairs WC. The hall leads through to a well equipped kitchen, which boasts ample work top and storage space, with additional space for a range of white goods. The kitchen is open plan and leads through to a spacious dining area, creating the perfect space to host and entertain.

To the side, there is an inviting lounge, which spans the length of the property and is double aspect, flooding the room with light. In addition, there is a conservatory to the rear, providing access to the garden and benefits from power, so is ideal for a utility space or a play room.

On the first floor, the property boasts a master bedroom to the side, spanning the length of the property. There are two further double bedrooms, with the larger of the two positioned at the front of the property, and benefitting from built in storage space.









The property is complete with a family bathroom, boasting a double width walk in shower unit.

Externally, the property offers a driveway to the front, with further visitor bays to the front. To the rear, there is a good sized low maintenance rear garden, which is laid with astro- turf and decking, with a patio area to the rear.

Situated in this popular residential location, the property is within close proximity of local shops and supermarkets, The Triangle Leisure Complex and a range of Ofsted rated schools including, St Paul's Catholic College and the The Popular Gatton's Infants School. There is also a range of transport links within easy reach including local bus routes, the train station and both the A23 & M23.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Entrance Hall

W.C

Kitchen

Dining Area

Lounge

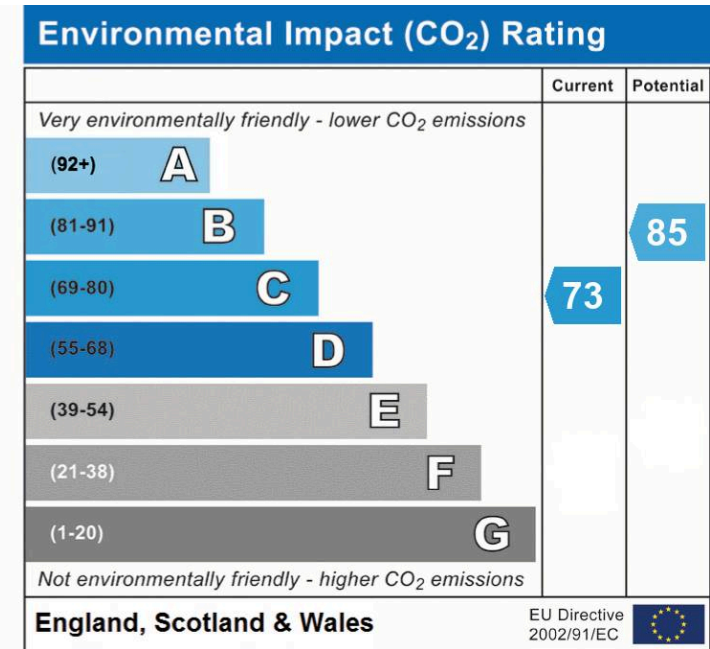
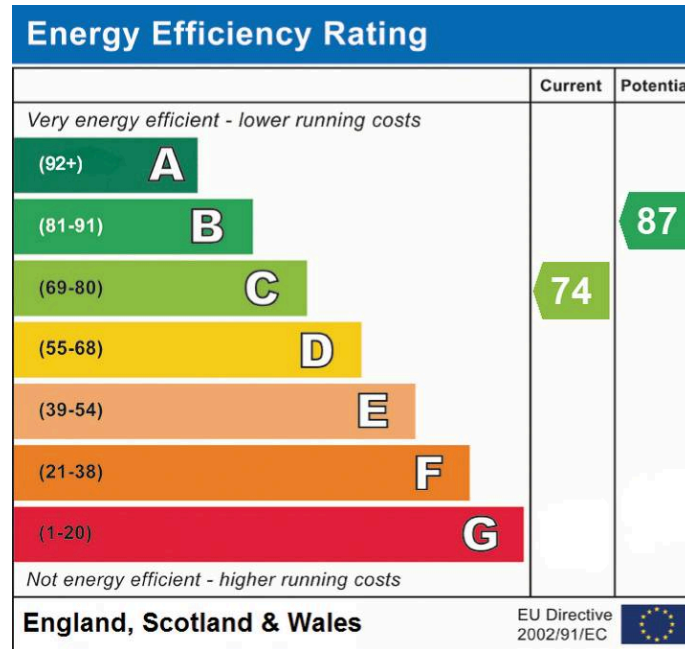
Conservatory

Bedroom

Bedroom

Bedroom

Family Bathroom





GROUND FLOOR

FIRST FLOOR



Wallis Way

Approximate Area = 1058.52 sq ft / 98.34 sq m

Total = 1058.52 sq ft / 98.34 sq m

For identification only - not to scale



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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.