



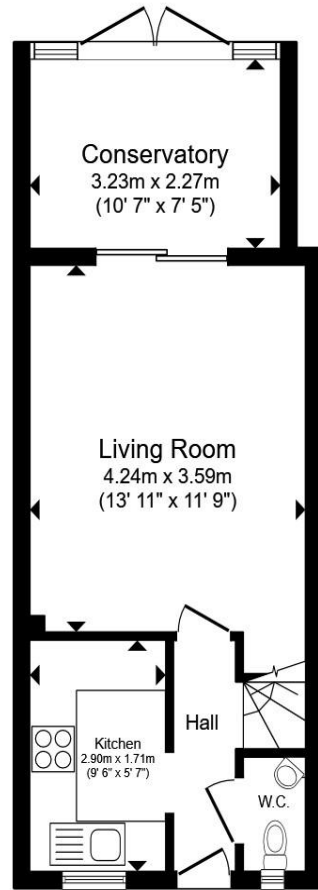
**Wheatsheaf Close, Burgess Hill, RH15 8UT**

**welcome to**

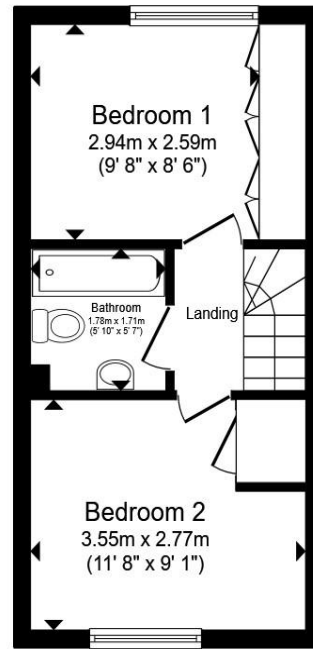
**Wheatsheaf Close, Burgess Hill**

**\*\*No Onward Chain\*\*** Two-bedroom mid-terrace home situated in a cul-de-sac with allocated parking. The property offers a layout perfect for first-time buyers, downsizers or investors.





**Ground Floor**



**First Floor**

Total floor area 59.6 m<sup>2</sup> (641 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



Situated in a residential cul-de-sac within Wheatsheaf Close, this well-presented two-bedroom mid-terrace home offers well-balanced accommodation ideal for first-time buyers, downsizers, or investors alike. The ground floor comprises an entrance hall with useful cloakroom, leading through to a fitted kitchen positioned to the front of the property. To the rear, a living room provides an excellent area for both relaxing and entertaining, opening into a bright conservatory which enjoys pleasant views over the rear garden and provides an additional versatile reception space. Upstairs, the property offers two bedrooms, including a main bedroom with built-in storage and a family bathroom. Externally, the property benefits from a rear garden, predominantly laid to lawn with a patio seating area ideal for outdoor dining. Mature planting provides a good degree of seclusion, while a garden shed offers useful outside storage. The property is conveniently located 0.3 miles from the Triangle leisure centre which has 2 swimming pools one of which has water slides and a tiny tots area, a gym and lots of different exercise classes. Burgess Hill has plenty to offer with two mainline stations providing direct links to London, Gatwick and Brighton, a variety of cafes, pubs and restaurants as well as several supermarkets. Schools within the vicinity include The Gattons Infant School, Southway Junior School, St Pauls Catholic College and The Burgess Hill Academy.

welcome to

## Wheatsheaf Close, Burgess Hill

- No onward chain
- Two Bedrooms
- Conservatory
- Ground floor cloakroom
- Ideal for first-time buyers, downsizers, or investors

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£325,000**



Please note the marker reflects the postcode not the actual property

**check out more properties at [fox-and-sons.co.uk](http://fox-and-sons.co.uk)**



Property Ref:  
BUH107583 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



**01444 232849**



[BurgessHill@fox-and-sons.co.uk](mailto:BurgessHill@fox-and-sons.co.uk)



16 Station Road, BURGESS HILL, West Sussex,  
RH15 9DQ



**[fox-and-sons.co.uk](http://fox-and-sons.co.uk)**