



20 London Road
Balcombe. RH17 6PZ



Mark Revill & Co

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Guide Price £500,000

This most attractive late Victorian detached cottage of character is set in large gardens in a rural location enjoying countryside views. The cottage has been subject to some considerable expenditure over recent years, has the benefit of oil central heating and some double glazing and incorporates 2 first floor bedrooms with en suite shower room, a ground floor study or bedroom 3, spacious refitted shower/bathroom and features a splendid open plan living room with fitted kitchen complete with multi-fuel burner and range cooker. The cottage enjoys a lovely rear garden extending to about 100 feet in length arranged mainly as level lawns with a detached cabin, ideally suitable as a gym or home office and there is off road parking for 2 vehicles at the rear.

Situated in this rural location enjoying an outlook over open countryside, just 1.3 miles north of Balcombe which has a shop, village hall, pub, nursery, primary school, historic parish church and a mainline station providing an excellent service to central London (London Bridge 41 minutes/Victoria 54 minutes). Haywards Heath is about 6 miles to the south providing a wide range of shops, an array of restaurants, a modern leisure centre and several well regarded



schools. Horsham is 12 miles and Crawley 5.6 miles whilst the M23 (junction 10a) is just 2 miles to the north providing a direct route to the motorway network and nearby Gatwick Airport (7.3 miles).

GROUND FLOOR

Entrance Hall Feature solid timber arched front door. Attractive stained glass leaded light window. Radiator. Engineered timber flooring.

Open Plan Living Room with Kitchen

Living Room 16'3" x 12'10" (4.96m x 3.92m) Attractive fireplace with solid timber mantle and surround, tiled insert and red brick hearth, fitted cast iron multi-fuel burner. Good size understairs cupboard. Double glazed window. Stairs to first floor. Wide opening to:

Kitchen 18'9" x 8'8" (5.74m x 2.66m) Inset enamel bowl and a half sink, adjacent wood grain effect laminate worktop, cupboards, drawers, integrated **washing machine, dishwasher** and **wine cooler** beneath. Belling **electric range cooker** incorporating 2 ovens, grill, 6 burner ceramic hob, tiled splashback and extractor hood over. 2 double glazed windows. Radiator. Engineered timber flooring. Half glazed door to outside.

Study/Bedroom 3 10'8" x 7'3" (3.25m x 2.21m) Built-in cupboard housing oil boiler and unvented hot water cylinder. 2 double glazed windows. Radiator. Engineered timber flooring.

Shower/Bathroom 11'8" x 5'11" (3.58m x 1.81m) White suite comprising roll top bath with claw feet centrally mounted traditional mixer tap and telephone style shower attachment, shower with overhead rain water and hand held fittings, pedestal basin with single lever mixer tap, close coupled wc. Heated chromium ladder towel warmer/radiator. Extractor fan. Double glazed window. Exposed wall timbers. Part tiled walls. Tiled floor.

Glazed Lean to 10'5" x 8'4" (3.19m x 2.55m)

FIRST FLOOR

Landing Exposed red brick arch. Natural timber balustrade. Double glazed bay window.

Bedroom 1 17'8" x 13'2" (5.38m x 4.02m) Enjoying a lovely outlook over open countryside. Attractive period fireplace with cast iron grate. Storage cupboard. Hatch to loft space. Double glazed window. Radiator.

Bedroom 2 17'4" x 11'9" (5.29m x 3.61m) Period fireplace with cast iron grate. 2 storage cupboards. Double glazed window. Radiator.

En Suite Shower Room White suite comprising fully tiled shower with Mira electric shower, bi-fold glazed door, basin with single lever mixer tap, close coupled wc. Extractor fan. Ceiling downlighters. Wood effect tiled flooring.

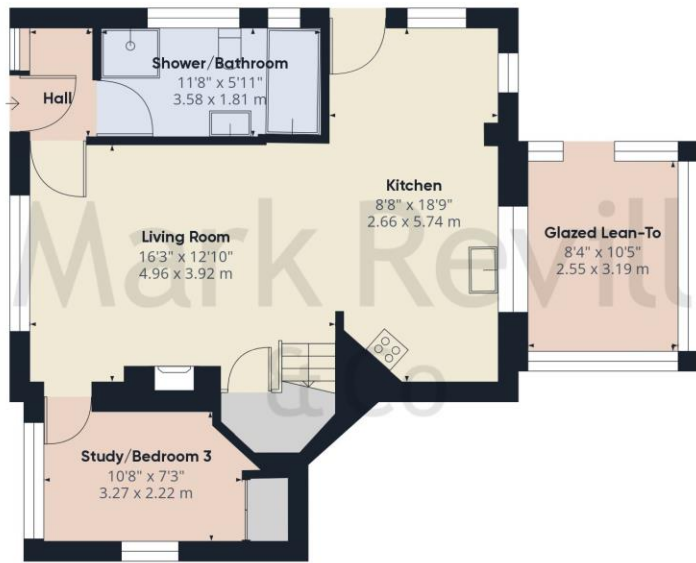
OUTSIDE

Front Garden Laid to lawn with paved path. Laurel hedge on front boundary. Side access with wrought iron gate to:

Large Rear Garden About 100 feet (30.48m) in length. Arranged with a paved sun terrace adjacent to the house. L shaped lawn with central path. **Timber built shed, brick outhouse/store** and **timber building** housing oil storage tank. Further garden store. All enclosed by mixed hedges mainly conifer and laurel offering shelter and seclusion. Central paved path to further lawn area with **timber framed cabin** presently arranged as a gym, ideally suitable as a home office (20'8" x 10'7") with light and power. Kitchen garden at the far end with raised beds and greenhouse. The far end is enclosed by hornbeam hedges. Pedestrian gate and double gates to:

Double Width Parking Area





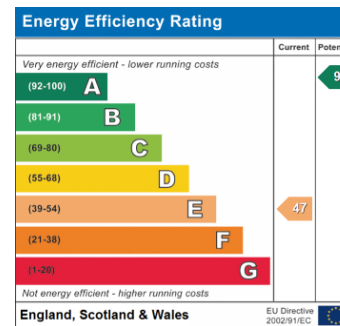
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1272.51 ft²
118.22 m²

Reduced headroom

85.36 ft²
7.93 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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