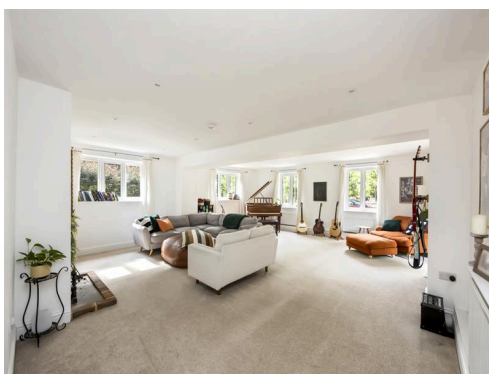


**HIGH STREET, BALCOMBE  
HAYWARDS HEATH, WEST SUSSEX, RH17 6J  
£4,200 MONTHLY**



**Detached Residence Circa 2700 sqft | Double Garage With A Versatile Room Above | Five Double Bedrooms  
| Principle Bedroom Enjoys An En-Suite Shower Room | Renovated Throughout To A High Standard  
| Set Within Stunning Grounds | Luxurious Living Space With Open Fire  
| Stunning Kitchen-Dining Room - Perfect For Entertaining | Utility Room and Downstairs Cloakroom  
| Available Late-July 2025**

Situated on the outskirts of Balcombe, Haywards Heath, West Sussex, this stunning detached house is now available for rent. Boasting five spacious bedrooms, two bathrooms, a large kitchen-dining room and a further exceptionally spacious living room, this older constructed property offers ample living space for a growing family.

This property was recently renovated to a high standard and offers approximately 2700sqft of living space, ideal for modern living. Upon entry to the property the welcoming hallway offers space for coats and boots to be kicked off at the end of a long day, and the separate utility and cloakroom offer convenience for day to day life. The open plan kitchen-dining space has ample room for cooking and dining which is perfect for hosting gatherings and meals with loved ones. The kitchen is fully fitted with a modern shaker style cabinetry all of which are base units which compliment the sleek finish of the room and provide an open space. There is a separate living room which allows opportunity for a central living space and pockets of space for hobbies such as music, reading, knitting or drawing; all complimented by a vast amount of windows which bring in plenty of natural light to the room and the open fire in the living room adds a touch of elegance. The luxurious Principal Bedroom includes an en-suite shower room, providing a private retreat within the home. The further four double bedrooms offer fantastic spaces and enjoy the main family bathroom which is fitted with a bath with shower, a wash basin vanity unit and a wc.

The property features a double garage with a versatile room above, perfect for a home office or additional entertaining space or play/games room. Outside, the Lodge is set within stunning grounds and offers a serene environment for relaxation and entertainment. The garden space has a patio to the rear and an area laid to lawn with the garden wrapping round to the front of the property and the original front door.

Available from late-July 2025, this property presents a rare opportunity to experience luxurious living in a sought-after location. Contact us now to arrange a viewing and secure your new home in this desirable area. EPC Rating - E and Council Tax Band - F.

#### **Material Information**

Type of Property - Detached House

Construction - Brick and Pitched Tiled Roof

Rooms - See Description for Measurements

Utility Information - Electricity, Gas, Private Cesspit, & Fresh Water supplied by South East Water

Sewerage - Private Cesspit

Heating - Gas Fired Central Heating

Broadband - TBC (Download speed available from Ofcom or your provider)

Mobile Reception - Multiple Networks Available (Information available from Ofcom)

Parking - Driveway Parking For Several Vehicles Plus Double Garage.

Building Safety - No issues known to agent.

Restrictions (Lease, Building Status, Covenants) - No commercial vehicles.

Rights and Easements - None

Flood Risk - Very low risk

Coastal Erosion - Very low risk

Planning Permission or Proposal for development (Local authority postcode search) - Planning applications nearby please see local authority website for further information

Property accessibility/adaptations - One step into property, with ground floor cloakroom available. Bedrooms are all located on the first floor

Coalfield or mining area - No

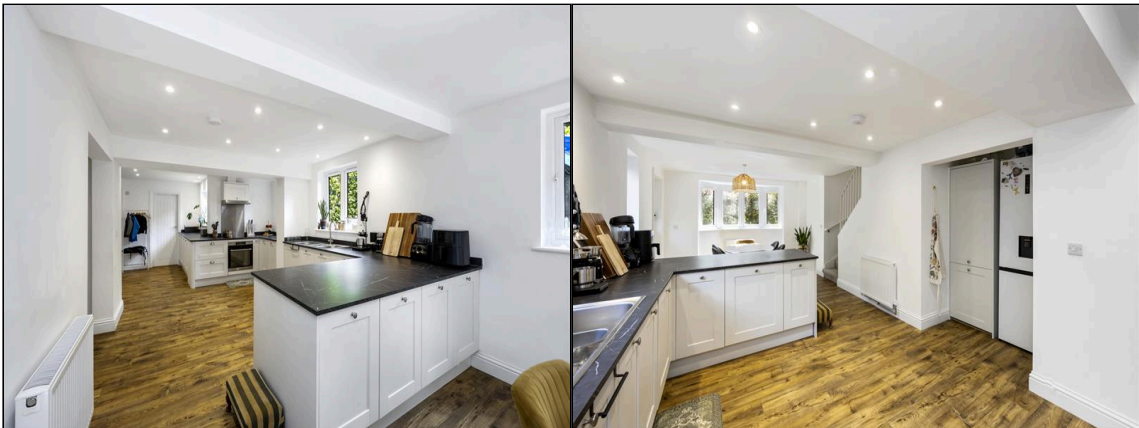
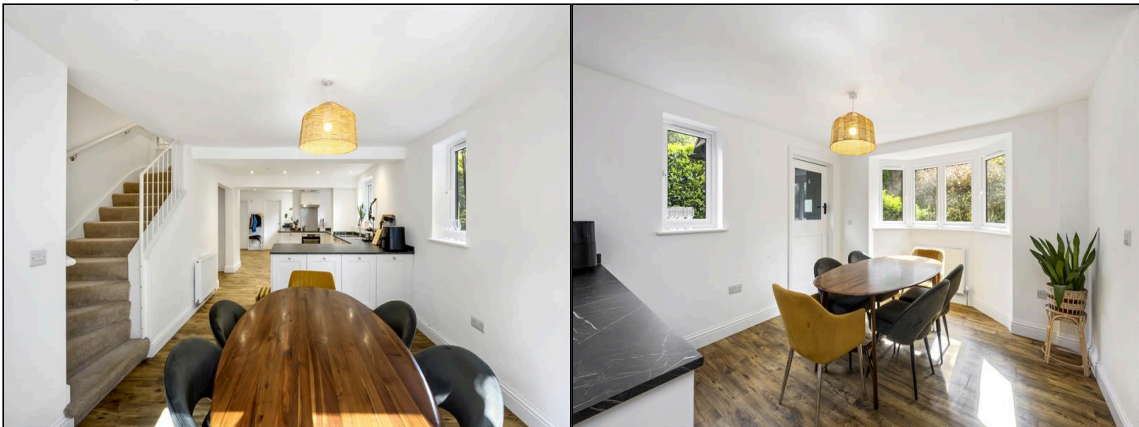
#### **Location**

Lodge, Brantridge Forest is situated in the beautiful countryside on the outskirts of Balcombe. The house is rural yet not remote; the thriving village of Balcombe is just 2.1 miles drive away which offers a mainline station with links to London and Brighton as well as local village shops and pubs. Also only circa 4.9 miles away is Three Bridge Train Station offering other routes direct into London and surrounding areas. The village of Handcross is two miles to the west and Haywards Heath (6 miles) has further amenities including a shopping centre, supermarket stores such as M & S, Waitrose and Sainsburys, and The Broadway offering a range of restaurant and bars, and there is a hospital and a leisure centre. The A23/M23 is readily accessed to the north of Balcombe, and connects to the coast and the national motorway network.

Sussex offers many excellent sporting opportunities with golf at Royal Ashdown, Haywards Heath and Piltdown, and many other courses across the county. There is racing at Goodwood, Lingfield and Plumpton, and sailing at Ardingly Reservoir. There are many bridle paths and footpaths which are in close access of the property. Whilst Spa and country house hotels include South Lodge, Alexander House, Ashdown Park Hotel, Gravetye Manor and Ockenden Manor. There is an excellent range of highly regarded schools in the area, including Handcross Park (Brighton College), Ardingly College, Worth School, Hurstpierpoint College, Cumnor House, Great Walstead and Brambletye.

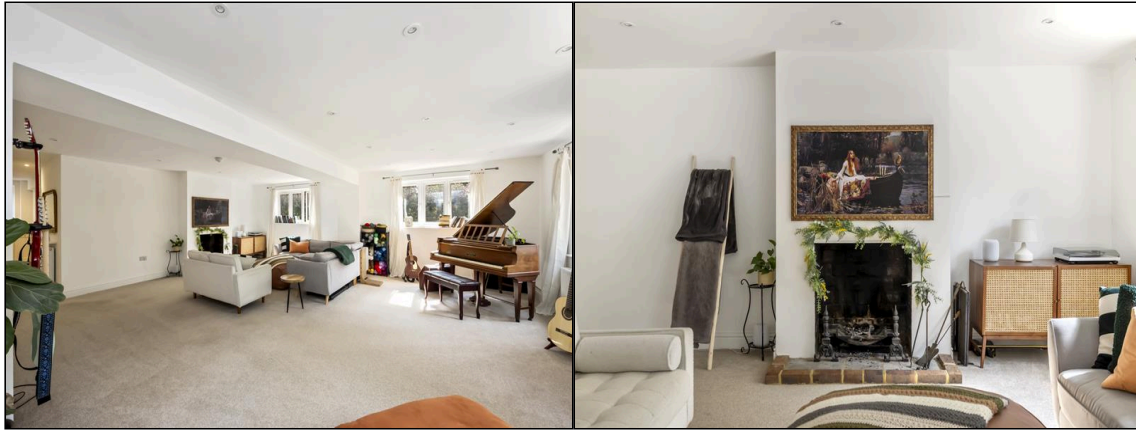
**Charges for Pets**

Should the Landlord of this property agree for pets to be considered before or during the Tenancy, Tenants are advised that there will be an increased monthly rent of £15pcm for the first pet, and a further £10pcm for each additional pet thereafter. This amount will be non-refundable at the end of the tenancy as it will form part of the monthly rental amount and is not a deposit.

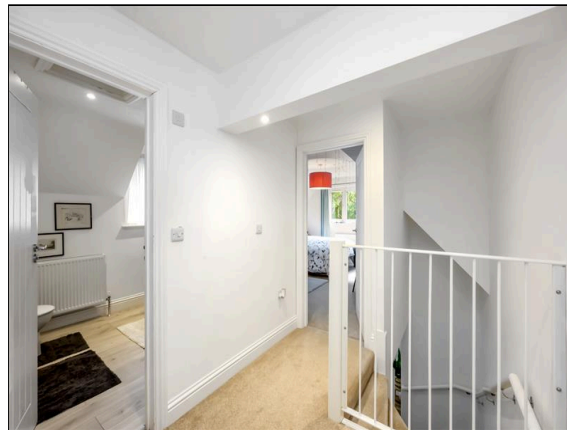
**Hallway****Utility Room****Cloakroom****Kitchen****Open Plan Dining Room**



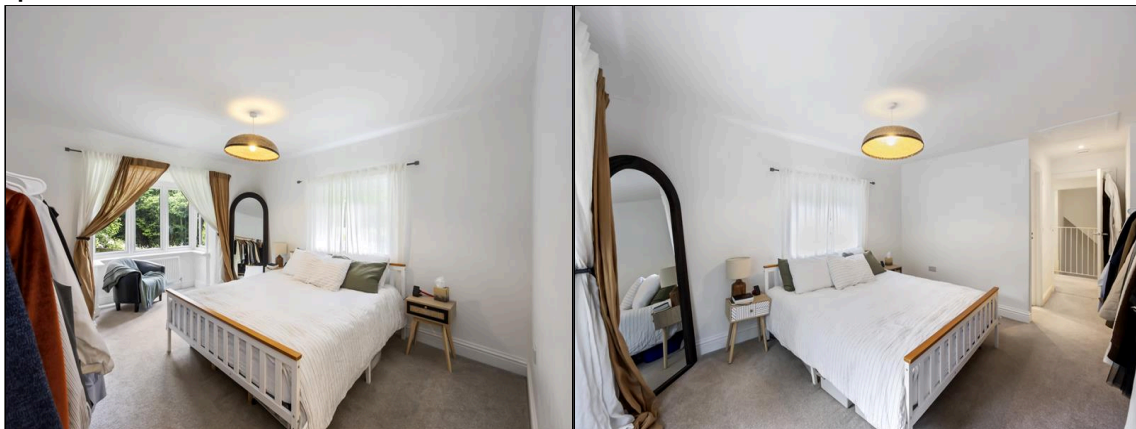
## Living Room



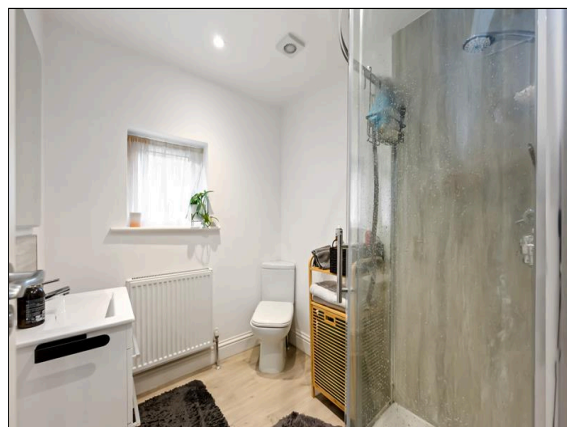
## Landing



## Principle Bedroom



## En Suite Shower Room



**Bedroom Two**

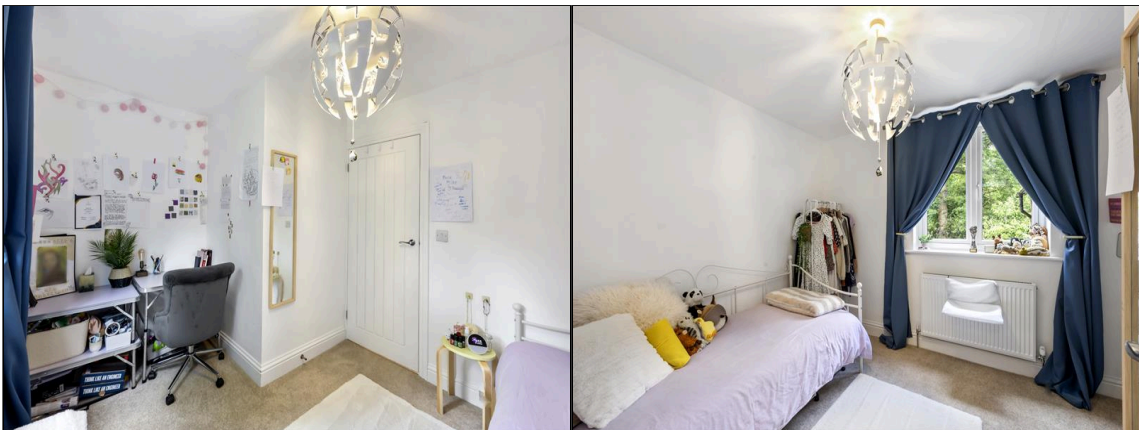


**Bedroom Three**



**Bedroom Four**

**Bedroom Five**

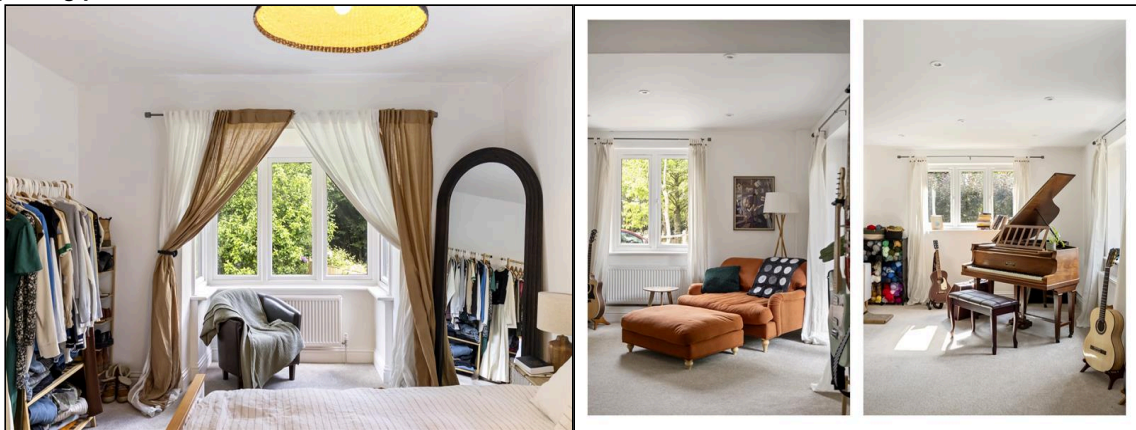




### Main Bathroom



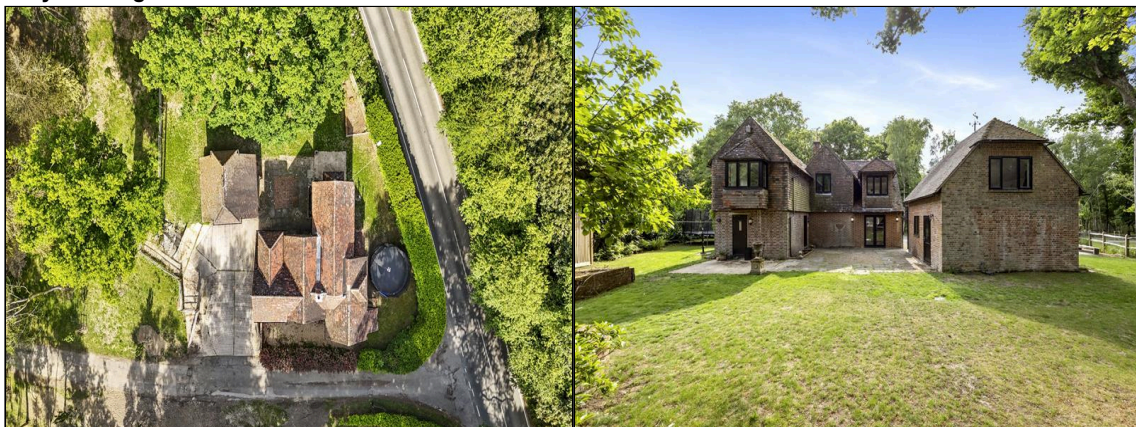
### Supporting photos



### Double Garage

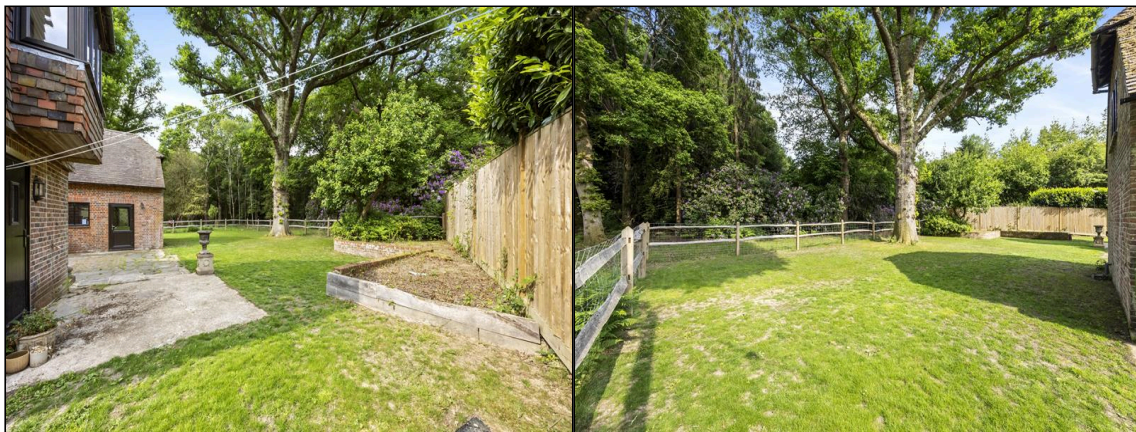


### Driveway Parking

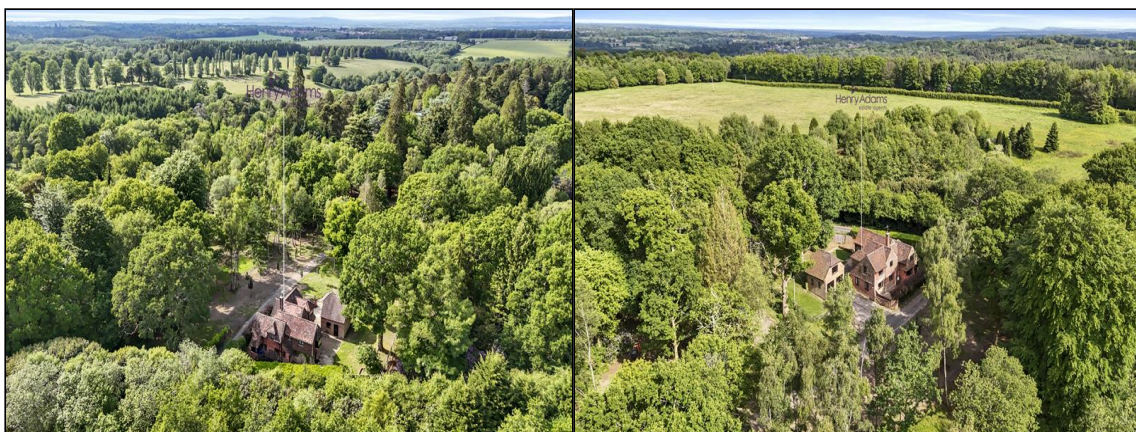




## Garden



## Outside



## Floorplan



EPC

# Energy performance certificate (EPC)

Lodge Brantridge Forest HAYWARDS HEATH RH17 6JY	Energy rating <b>E</b>	Valid until: 22 August 2032
		Certificate number: 2001-6111-9351-1131-0811

Property type	Detached house
Total floor area	201 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance).

## Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		77 C
55-68	<b>D</b>		
39-54	<b>E</b>	51 E	
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy rating.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



For clarification, Henry Adams wish to inform prospective tenants that these lettings particulars have been prepared in good faith to give a fair overall view of the property. We have not undertaken a structural survey, nor tested that any of the services, appliances, equipment or facilities are in good working order. Any area, distances or measurements referred to are given as a GUIDE ONLY and should not be relied upon. If such details are fundamental to a let please contact this office for further information. All measurements are approximate and should not be relied upon for carpets or furnishings. Photographs within our detailed particulars/brochure may include lifestyle and or local views pictures. Also there may be internal/external photographs including chattels not included with the property for let.

**For more information or to view this property please contact  
Henry Adams  
1 Park Parade, Haywards Heath  
West Sussex, RH16 4LX**

The quoted monthly rent does not include the deposit or other charges that might apply. For more details on our renting process, including our agency terms and conditions of business please visit <http://www.henryadams.co.uk/lettings/process-and-fees-horsham>

Details correct: 27th May 2025.

Ref: 426001