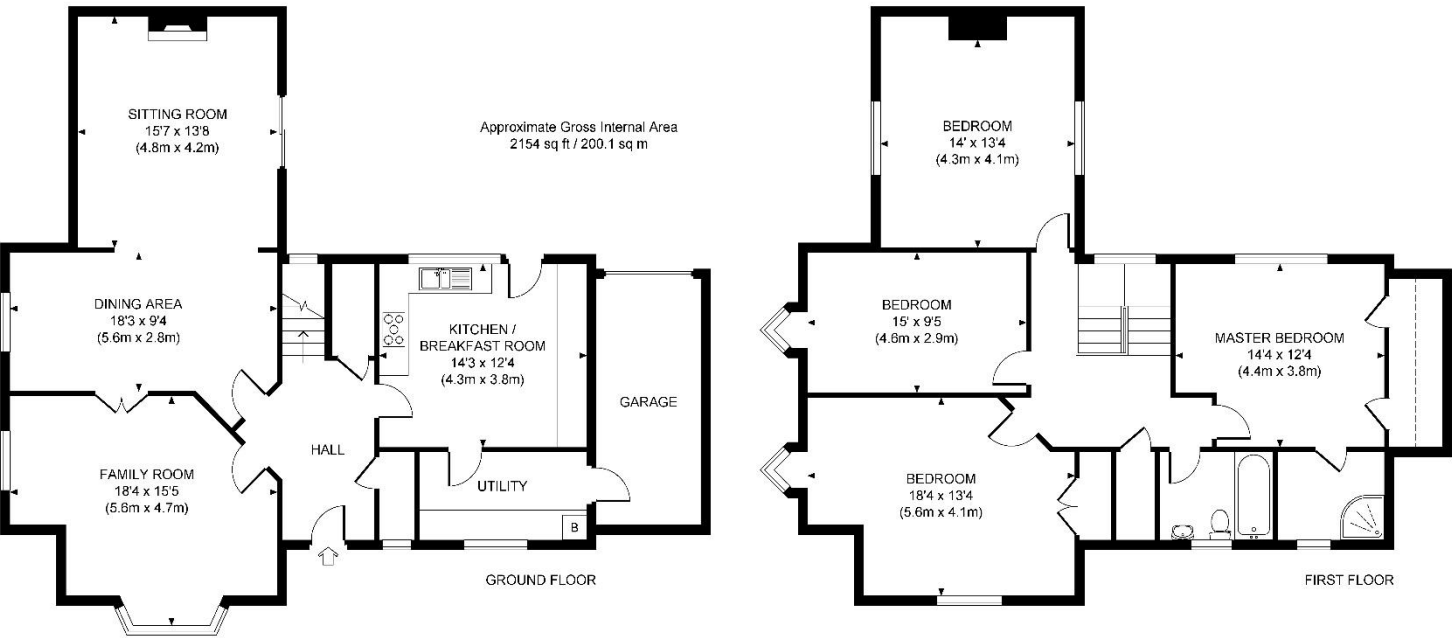


the floorplan...



An imposing 4-bedroom family residence situated within the highly sought-after village of Balcombe. Short stroll to mainline station and easy road access onto the A/M23.

Offers in Excess of £575,000
Freehold

Southern Cross,
Bramble Hill,
Balcombe,
West Sussex RH17 6HR



more details from...

call: Cuckfield office: **01444 417600**
email: cf@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk

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Trusted since 1947

in brief...

- 4-bedroom family house in sought-after location (2,100 sq.ft).
- Generous room sizes throughout - central village location.
- L-shaped sitting/dining room.
- 14' kitchen/breakfast room. Separate utility room.
- 18' family room with bay window.
- Ground floor cloakroom.
- Master bedroom with en-suite shower room.
- 3 further well-proportioned bedrooms. Family bathroom.
- Double glazing and gas fired central heating.
- Scope for modernisation/refurbishment.
- Gardens/driveway and garage.
- No upward chain – available July 2021
- EPC: D / Council Tax Band: F



This attractive family home offers considerable scope for modernisation and refurbishment with well-arranged and versatile living accommodation spanning 2 floors.



in more detail...

An excellent opportunity to acquire a **DECEPTIVELY SPACIOUS HOME** built in the early 1980s and **BOASTING MORE THAN 2,100 sq.ft (approx)** of superb family accommodation in the **HEART** of **SOUGHT-AFTER Balcombe** with its **MAINLINE STATION** and highly regarded **PRIMARY SCHOOL**.

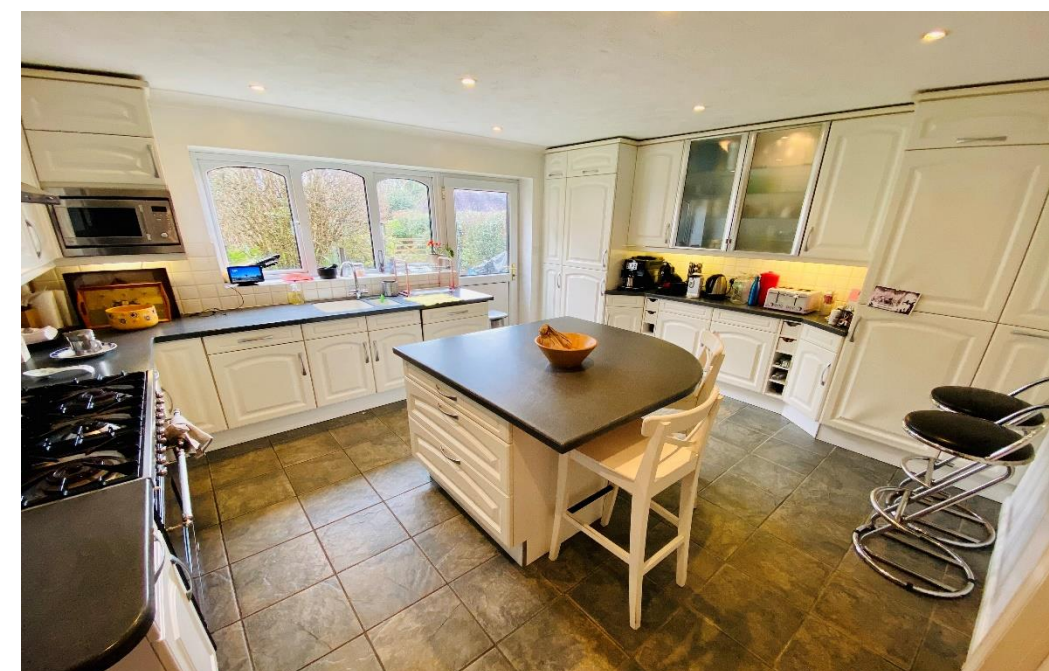
With **THREE RECEPTION ROOMS** on the ground floor, there is a high degree of versatility, perfect for families. The **SITTING ROOM** has an open fireplace and is open plan to the **DINING ROOM** providing a great space for entertaining, along with doors off the sitting room onto the courtyard. An 18ft x 15ft **FAMILY ROOM** is spacious as well as highly flexible and enjoys a double aspect. The fitted **KITCHEN** is in good order with plenty of storage and preparation space including a central island which provides storage and high seating. There is also a separate **UTILITY ROOM** which opens into the garage. An impressive central **HALLWAY** with **CLOAKROOM** concludes the ground floor.

A turned staircase rises to the **FIRST FLOOR**, where the impressive room sizes continue. Each of the **FOUR BEDROOMS** is a **DOUBLE**. The **MASTER BEDROOM** has lovely views and enjoys its own full-width **WALK-IN WARDROBE** and **EN-SUITE SHOWER ROOM**. **BEDROOM 2** is dual aspect and extends to an impressive 18ft. **BEDROOM 3** also enjoys lovely rural views whilst **BEDROOM 4** is, at 15ft, a comfortable double. These bedrooms are each served by a **FAMILY BATHROOM**.

Further benefits include **NEUTRAL DÉCOR**, **GAS CENTRAL HEATING** and **DOUBLE GLAZING** throughout.

Outside; To the rear is a small, easily maintained **COURTYARD GARDEN** which provides the perfect spot for 'al-fresco' dining during the summer months. A **GATED SHARED DRIVEWAY** leads to **PRIVATE PARKING** and **SINGLE INTEGRAL GARAGE**. Small areas of enclosed garden with plant borders.

NB The property is being sold with **NO ONWARD CHAIN** – available July 2021



the location...

'Southern Cross' occupies a prominent central position close to the village recreational grounds and countryside, whilst within easy walking distance to its mainline railway station.

Local facilities include numerous shops, general store, tearoom, public house, social club, church, sports clubs, primary school and the mainline railway station. A school bus runs through the village linking with Warden Park secondary school in Cuckfield.

Haywards Heath (5 miles) and Crawley (8 miles) both offer extensive shopping, leisure facilities and mainline railway station (Haywards Heath to Victoria or London Bridge both 47 minutes).

By road, access to Gatwick, the coast and London can be gained via the A/M23 which lies about 4.5 miles to the west at Handcross or to the North at Maidenbower.

Balcombe is surrounded by beautiful countryside, and to the east of the village, is the 180-acre Ardingly reservoir with its numerous footpaths, bridleways, fishing and sailing facilities.

Schools;

Balcombe Primary School (0.2 miles)
Warden Park Secondary Academy in Cuckfield (4.3 miles)
Nearby independent schools include Worth School (3.1 miles) and Ardingly College (5 miles)

Stations;

Balcombe (0.3 miles)
Three Bridges (5.1 miles)
Haywards Heath mainline (4.4 miles) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins)

worth bearing in mind...

The property is situated in the heart of the village being just a short stroll from Balcombe Station which provides commuters with a fast and direct line into London Bridge Station.