



1 Stumblemead, Balcombe, West Sussex, RH17 6LR

£2,100 Per Calendar Month

A BEAUTIFUL SEMI DETACHED HOME offered in excellent order throughout and situated in the popular village of Balcombe, ideally located for BALCOMBE STATION. Offered on a part furnished basis and available now.

The House

The house offers spacious and well proportioned accommodation on three floors ideal for family living. The house comprises: - entrance hall with ample storage, a cosy living room/guest room, an impressive open plan sitting room/kitchen with 'Aga' style cooker, gas hob, dishwasher, fridge/freezer, solid wood units and doors leading to patio garden. There is also a study/playroom off the sitting room and w.c.

Stairs rise to the first floor which boasts three good sized bedrooms. Master bedroom comes an impressive en suite with roll top bath, separate shower cubicle & large storage cupboard housing the boiler. Two further double bedrooms with wardrobes, a large family bathroom with storage and a separate utility closet housing the washing machine.

Stairs rise to the top floor to an extremely large room with wardrobe, dressing area, en suite w.c and storage.

Other attributes include neutral decor throughout, gas central heating and double glazing

Outside

To the side and rear the garden has well established fruit trees and access to the shed.

To the front is mainly lawn. Parking is on road.

Location

Stumblemead lies off of Oldlands Avenue, one of the premier residential roads within the sought after village of Balcombe. Village facilities include numerous shops and stores, tea room, village pub, church, primary school and the mainline train station providing links to London, Gatwick Airport and Brighton.

Haywards Heath and Crawley offer more extensive shopping and leisure facilities in addition to mainline railway stations (Haywards Heath to Victoria or London Bridge both approximately 47mins). By road, access to surrounding areas can be gained via the A23(M) which lies approximately 4.5 miles to the west at Handcross or north at Maidenbower.

Balcombe is surrounded by beautiful Sussex countryside. To the east are Balcombe lake & Ardingly Reservoir with their variety of footpaths, bridleways and angling facilities. The area is renowned for the standard of its schooling in both the private and state sectors with Balcombe Primary School being particularly reputable. A school bus runs through the village providing transport to Warden Park secondary school in the neighbouring village of Cuckfield.

Information

Council Tax - E £2878.59 for 2025/26 (for a guide only. Please contact Local Authority for exact figure)

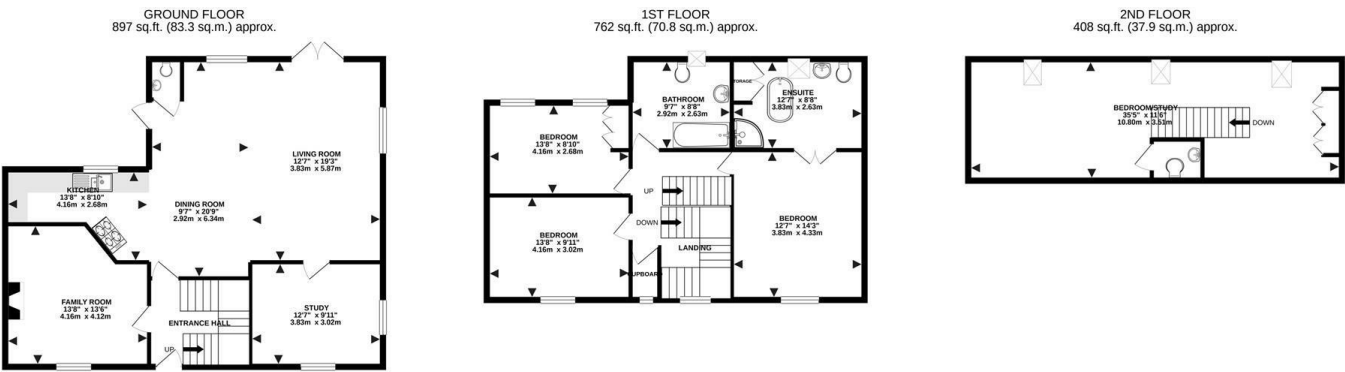
Permitted Payments:

Holding Fee: One weeks rent

Deposit: Five weeks rent

The holding deposit will be refunded against the first month's rent but can be retained if the applicant withdraws from the property, fails the reference checks due to false or misleading information or fails the Right to Rent checks.

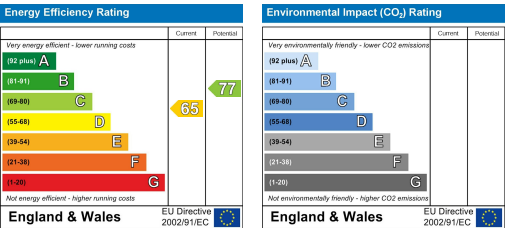
PLEASE NOTE; CGI USED IN SOME OF THE MARKETING.



TOTAL FLOOR AREA : 2066 sq.ft. (192.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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