



**Fairdene**

Haywards Heath Road, Balcombe, RH17 6NJ



**Mark Reville & Co**



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### Guide Price £650,000 Freehold

Fairdene is a charming three bedroom character property situated in the sought after village of Balcombe, on the picturesque western outskirts of Haywards Heath. This attractive home offers an excellent opportunity for modernisation, refurbishment, and extension, with the added potential to convert the existing loft space, subject to the necessary consents. The well-arranged accommodation includes a spacious entrance hall, a bright lounge with bay window to the front, a separate dining room, fitted kitchen, utility area, ground floor WC, three well-proportioned bedrooms on the first floor, a family bathroom, and a separate WC. A particular highlight is the generous rear garden, which extends to over 100ft in length and offers ample space for outdoor entertaining or further development. To the front, there is an additional garden area, private driveway and a detached double garage, along with gas central heating and uPVC double glazing throughout. The property is offered with vacant possession and no onward chain. This is a rare opportunity to secure a property with substantial potential in a thriving and well-connected village setting.

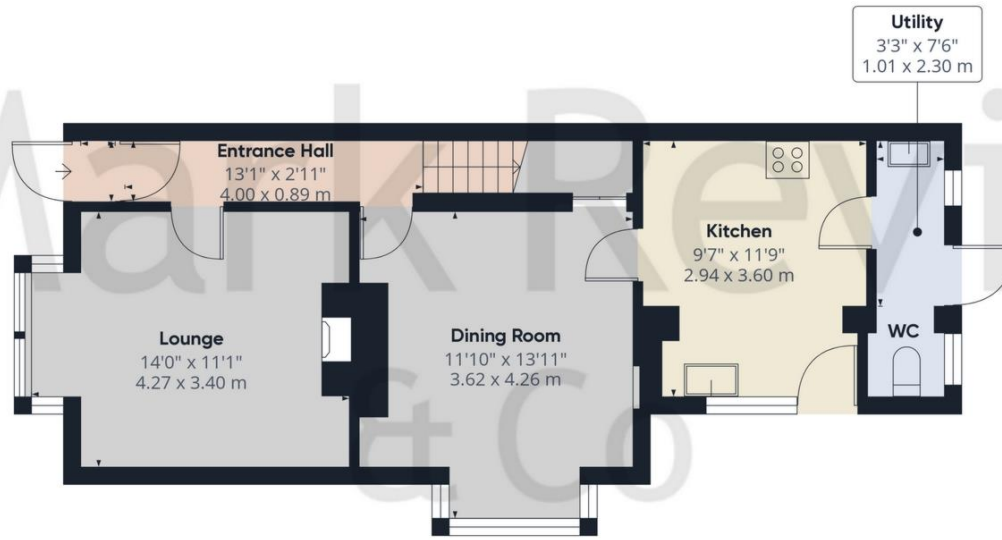
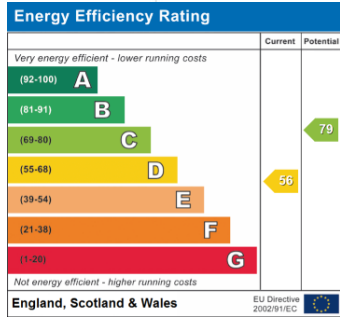
The property enjoys an enviable location in the heart of Balcombe, a desirable village that blends countryside charm with modern convenience. Balcombe Station is within walking distance, offering direct rail links to London Bridge and Victoria in under an hour, making it ideal for commuters. The highly regarded Balcombe C of E Primary School is close by, while the wider amenities of Haywards Heath including shops, restaurants and leisure facilities are easily accessible. Balcombe village itself boasts a strong community spirit, a local store, a welcoming pub and access to beautiful countryside walks, including those around Ardingly Reservoir.



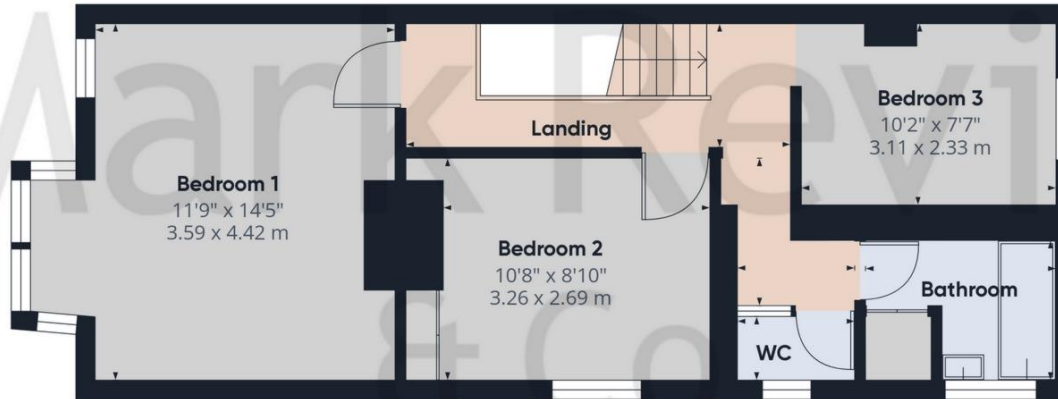








Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
1012.68 ft<sup>2</sup>  
94.08 m<sup>2</sup>

(1) Excluding balconies and terraces

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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