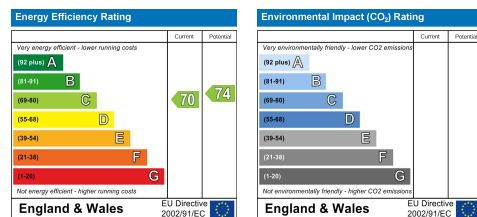


TOTAL FLOOR AREA : 1753 sq.ft. (162.8 sq.m.) approx.
 Plans for illustration purposes only. Intending purchasers should check measurements personally.
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3 Troymede, Balcombe, West Sussex, RH17 6LU

Guide Price £650,000 Freehold



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VIEWING BY APPOINTMENT WITH PSP HOMES

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3 Troymede, Balcombe, West Sussex, RH17 6LU

What we like...

- * Spacious, well proportioned accommodation that is ideal for family living.
- * Social kitchen/diner with island - perfect for entertaining.
- * Quiet location in the heart of sought-after Balcombe - a thriving village with a real community.
- * Easy walk of Half Moon Inn, mainline station (London in under an hr) and village primary school.

The House...

A deceptively spacious detached chalet style home situated in a quiet residential cul-de-sac in the very heart of sought-after Balcombe.

The ground floor accommodation is ideal for modern family living with a spacious 19ft dual aspect sitting room with focal point fireplace and door onto the garden and a social 20ft kitchen/diner with central island and 'French' doors on to the garden. The study is the ideal space for those who work from home. There is also a separate utility/boot room with side door and door to the integral garage, perfect after a muddy dog walk or football training! The ground floor concludes with a cloakroom.

The turned staircase rises to the first floor which boasts three double bedrooms and the large family bathroom. The master bedroom is an exceptional room, extending to 19ft and boasting its own stylish en-suite shower room. Bedrooms 2 & 3 are both double rooms. The landing is flooded with natural light through a cleverly positioned skylight.

Further benefits include real wood flooring to all living rooms, gas fired central heating, double glazing and solar panneling which cover cost of the heating & water.

Step Outside...

To the rear is a pretty, established garden that has a plethora of trees, flowers and plants. There is an expanse of lawn and paved terrace that enjoys the evening sunshine. To the front is a small garden and driveway parking for two cars that leads to the integral garage.

The Location...

Troymede is a quiet cul-de-sac, lying off Deanland Road, within the sought after Sussex village of Balcombe. The village boasts a thriving community and is, without doubt, one of the most desirable villages in Mid Sussex.



The village station is within short walking distance and provides regular mainline services to London & Gatwick Airport (approximate best timings: Victoria 46min; London Bridge 40min; Brighton 26min).

Village facilities include Balcombe Stores for those everyday essentials, The Tea Rooms, resident owned Half-Moon gastropub with it's own micro brewery producing delicious 'Balcombe Beer' and the family/dog friendly Balcombe Club that regularly hosts quizzes, open mic nights etc. Further facilities include a hairdressers, St Mary's church, sports clubs and the highly primary school.

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. In the private sector Worth School is less than 4 miles distant in Turners Hill, whilst Ardingly College, Great Walstead and Burgess Hill School for Girls are all easily accessible.

The Finer Details...

Tenure: Freehold
Title Number: SX105568
Local Authority: Mid Sussex District Council
Council Tax Band: F
Available Broadband Speed: Superfast (up to 80 mbps)

We believe this information to be correct but recommend intending purchasers check personally.

