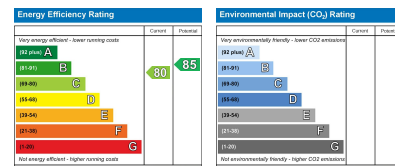


TOTAL FLOOR AREA : 707 sq.ft. (65.7 sq.m.) approx.  
 Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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**BRITISH  
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 SOUTH ENGLAND  
 (OVERALL)



**2 Springfield Shaw, London Road, Balcombe, West Sussex, RH17 6JF**

**Guide Price £285,000 Leasehold**

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VIEWING BY APPOINTMENT WITH PSP HOMES  
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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
 Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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## 2 Springfield Shaw, London Road, Balcombe, West Sussex, RH17 6JF

Guide Price £285,000 - £295,000

What we like...

- \* Modern apartment in a village setting, with pure commuting convenience via Balcombe Station.
- \* Direct access onto a patio garden with communal gardens beyond.
- \* Both bedrooms are sizeable doubles, with fitted wardrobes.
- \* An underground parking space behind a secure gated entrance.
- \* Private entrance.

**Guide Price £285,000 - £295,000**

### The Apartment...

This superb ground floor apartment forms part of Springfield Shaw development in the sought-after village of Balcombe. The apartments were built by a well-regarded local developer in 2005 and would certainly be of interest to someone looking for an apartment & village lifestyle with the pure commuting convenience of Balcombe's mainline station, which is within a genuine stone's throw.

The apartment itself has its own private entrance as well as direct access on to a patio garden - great for anyone looking for outside space. The main living area is most spacious, provides plenty of space for sitting and dining areas and enjoys pleasant, wooded views to the west. The kitchen lies off of the living room to provide an open plan feel that is perfect for entertaining. There is an integrated oven, hob, fridge/freezer, dishwasher and washing machine. The master bedroom is a good-size double with fitted wardrobes and its own en-suite. The second bedroom is also a double room, again with fitted wardrobes. This bedroom is served by the modern family bathroom with overhead shower.

There are two useful storage cupboards in the hall and the apartment is in good decorative order. Further benefits include gas central heating with upgraded boiler in 2018 and fully double glazing.

Outside the apartment enjoys an allocated underground parking space, which are behind a secure gated entrance.

### Step Outside...

Stepping out you have an area of private patio, which leads out to the well-kept communal gardens.



### The Location..

The apartments sits on London Road within the sought after village of Balcombe, close to the mainline station, perfect for commuters. Village facilities include numerous shops and stores, tea room, village pub, social club, church, sports clubs, 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.

### The Finer Details...

Title Number: WSX297611

Tenure: Leasehold

Lease: 125 years from 2005

Ground Rent: £175 per annum

Service Charge: £1,800 per annum including the buildings insurance - approx

Managing Agents: TBC

Local Authority: Mid Sussex District Council

Council Tax Band: D

Available Broadband: Superfast (72mbps)

We believe this information to be correct but we cannot guarantee its accuracy and recommend intending buyers check personally.

