



The Granary Paddockhurst Lane, Balcombe, West Sussex, RH17 6QZ

£1,995 Per Calendar Month

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THE GRANARY | A quite exceptional detached barn within an idyllic rural location in Balcombe with boasting breath-taking country walks to Wakehurst and Balcombe Village, (both 20 minutes). Offered unfurnished and available from the 5th September 2024.

The Property

This well-presented, detached barn with exposed original beams, has been built with the highest degree of care & sympathy and combines a wealth of original features with a sleek, contemporary high specification.

The accommodation is arranged over two floors. Upstairs is the bright and airy open plan living area. The well equipped kitchen with vaulted ceiling and exposed beams hosts a stylish collection of units and worksurfaces, with integrated cooker and dishwasher whilst the dining/living area overlooks the charming surroundings and stunning views via the Juliette balcony.

The ground floor comprises of the main bedroom which leads onto the courtyard, a second bedroom and a modern shower room with walk in shower.

Outside

To the rear, the private courtyard garden has a patio area. to the side and front of the barn there is parking for several cars, outbuilding that can be used as a study and utility area/storage.

Location

Paddockhurst Lane is situated off Mill Lane, just off of Haywards Heath Road within walk of village facilities including numerous shops and stores, Balcombe tea rooms, Half Moon Inn, Balcombe social club, St. Mary's Church, sports clubs and the mainline train station which provides services to London, Brighton and Gatwick International Airport. 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.

Beautiful walks from the property through meadows and woodland to Balcombe village, approx. 1.5 miles, Ardingly village, approx. 1.5 miles, Wakehurst Place Royal Botanic gardens, approx. 1 mile, Ardingly reservoir, approx. 1.2 miles, the iconic Ouse Valley viaduct, approx. 2.5 miles, as well as many other walks a short drive away. Just a scenic drive away is Ashdown Forest, home to over 6,500 acres of Forestry, wildlife and gorgeous scenery.

Information

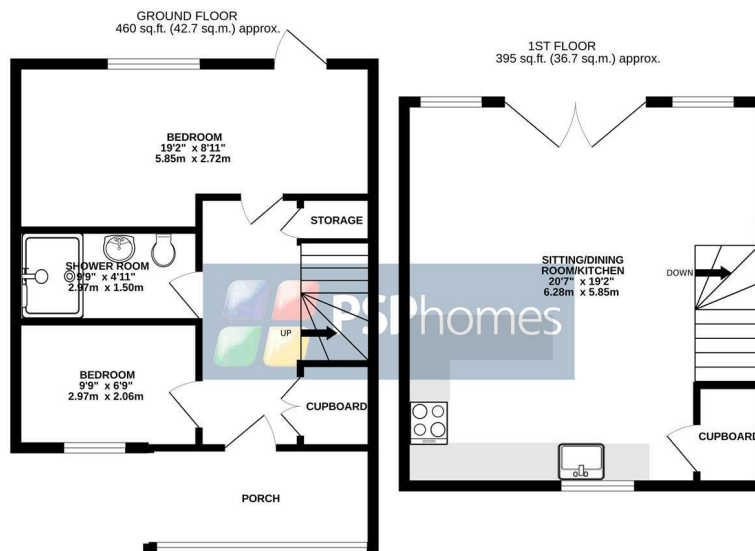
Local Authority: Mid Sussex District Council; Council Tax Band: C -£1996.00 for 2024/25 (For a guide only. Please contact Mid Sussex District Council for exact figures).

Holding deposit - One weeks rent £298.84

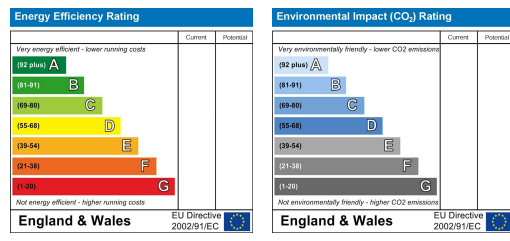
Deposit - five weeks rent £1494.00

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.

Pets considered for an extra £25pcm.



TOTAL FLOOR AREA: 855 sq.ft. (79.5 sq.m.) approx.
 Plans for illustration purposes only. Intending purchasers should check measurements personally.
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