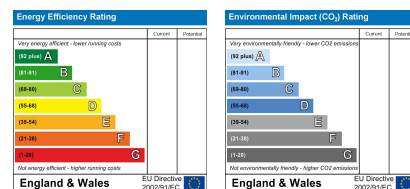
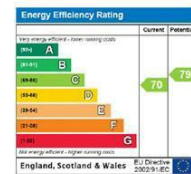




Approximate Gross Internal Area = 2,391 sq ft / 222.1 sq m
 Store = 85 sq ft / 7.9 sq m
 Total = 2,476 sq ft / 230 sq m



BRITISH PROPERTY AWARDS 2022
 ★★★★★
GOLD WINNER
 PSP HOMES SOUTH ENGLAND (OVERALL)



11 Balcombe Road, Haywards Heath, West Sussex, RH16 1NZ

Guide Price £1,150,000 Freehold



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VIEWING BY APPOINTMENT WITH PSP HOMES

3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

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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11 Balcombe Road, Haywards Heath, West Sussex, RH16 1NZ

What we like...

- * Beautiful double-fronted detached period home
- * Nearly 2,400 sq ft of family friendly living space
- * Prime location for Haywards Heath station - perfect for commuters
- * 0.16 acre plot
- * No chain

Seller's Secret

"This has been a perfect place to raise our family, with such easy walking access to the station, schools, shops, leisure facilities and the countryside. We've loved the sunny and spacious house, with its versatile layout: large rooms and our much-loved garden for social gatherings, but also flexibility and privacy for the family to use other spaces independently for working from home, playing instruments, watching TV or smaller scale entertaining. The combination of period character and practicality has been fantastic!"

Welcome to No.11

This beautiful character home couples period grandeur with pure commuting convenience whilst its symmetrical bay-fronted façade and proudly-elevated position entice you inside...

With substantial accommodation extending to nearly 2,400 sq ft, five bedrooms, three reception rooms and three bath/shower rooms, there is plenty of space and flexibility on offer to suit a sizable family. This spacious versatility combines with the wealth of retained period character to give a warm, inviting feeling at every turn. The high ceilings and large windows create a real sense of space and volume with plenty of natural light flooding in and there is plenty for the lovers of the period features with beautiful fireplaces, bay windows, picture rails, cornicing, parquet flooring and stripped internal doors.

The L-shaped family room is an excellent size extending to 23ft x 20ft with a delightful outlook over the garden and focal point chimney breast with bookshelves either side. The inviting sitting room is cosier retreat with cast iron fireplace making it perfect for a chilly winter's evening. The dining room overlooks the front with bay window just over the hall from the kitchen.

The kitchen is bespoke built with granite & wooden worktops, separate utility and plenty of space for a breakfast table.

The ground floor also has a cloakroom.

Stairs rise to the traditional split level landing, which leads to each of the five double bedrooms. The principle bedroom enjoys extensive fitted wardrobes and its own en-suite, whilst the other four bedrooms are served by the family bathroom and the shower room.

Further attributes include gas central heating, double glazed windows and no onward chain meaning a swift move is possible.

Step Outside...

The home sits on a brilliant plot for a town centre home, extending to approximately 0.16 acre. The rear garden is a delight, enjoying a south-westerly aspect meaning there is plenty of sunshine throughout the day. The large level lawn is perfect for children to play and there is a plethora of pretty flowers, plants, shrubs and trees providing pops of colour.

To the front is a paved driveway parking for several vehicles and side access.



The Location...

Balcombe Road is considered to be one of the town's desirable addresses and is incredibly convenient for Haywards Heath's mainline station making it perfect for a commuter with fast, regular services to London (Victoria/London Bridge) in around 45 mins, Gatwick International Airport in 20 mins and Brighton in 20 mins. The town's two superstores in the form of Waitrose and Sainsburys are both within easy walking distance as is the Dolphin Leisure Centre. For dog walking and some fresh country air there is plenty of gorgeous open Sussex countryside pretty much on your doorstep.

The town's social centre is The Broadway and boasts an array of restaurants, bars and coffee shops including Cote Brasserie, Pascals Brasserie, WOLFOX Coffee Roasters, Rouge, Pizza Express, Lockhart Tavern and Orange Square.

In terms of state schooling the house falls in to the catchment area for the highly regarded Harlands Primary School whilst there are plenty of excellent private schools nearby including Ardingly College, Great Walstead, Cumnor House, Burgess Hill School for Girls, Handcross Park and Hurstpierpoint College.

The surrounding areas can be accessed via the A272 and/or the A23(M), which feeds onto the M23/M25 motorway network and lies 5 miles west at Bolney/Warringlid.

The Finer Details...

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: F

Broadband Speed: Standard 16 mbps | Superfast 80 mbps

Title Number: WSX36884

Plot Size: 0.16 acres

Position: No onward chain

