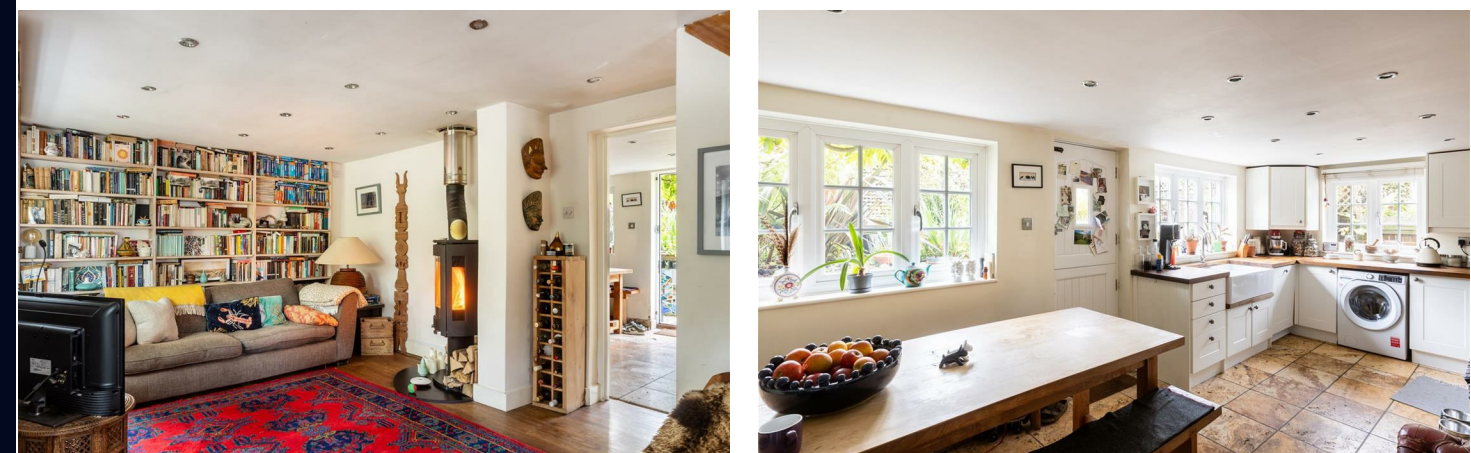
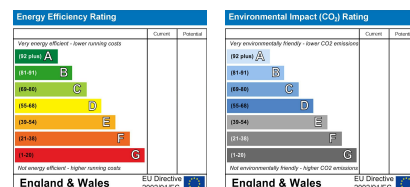
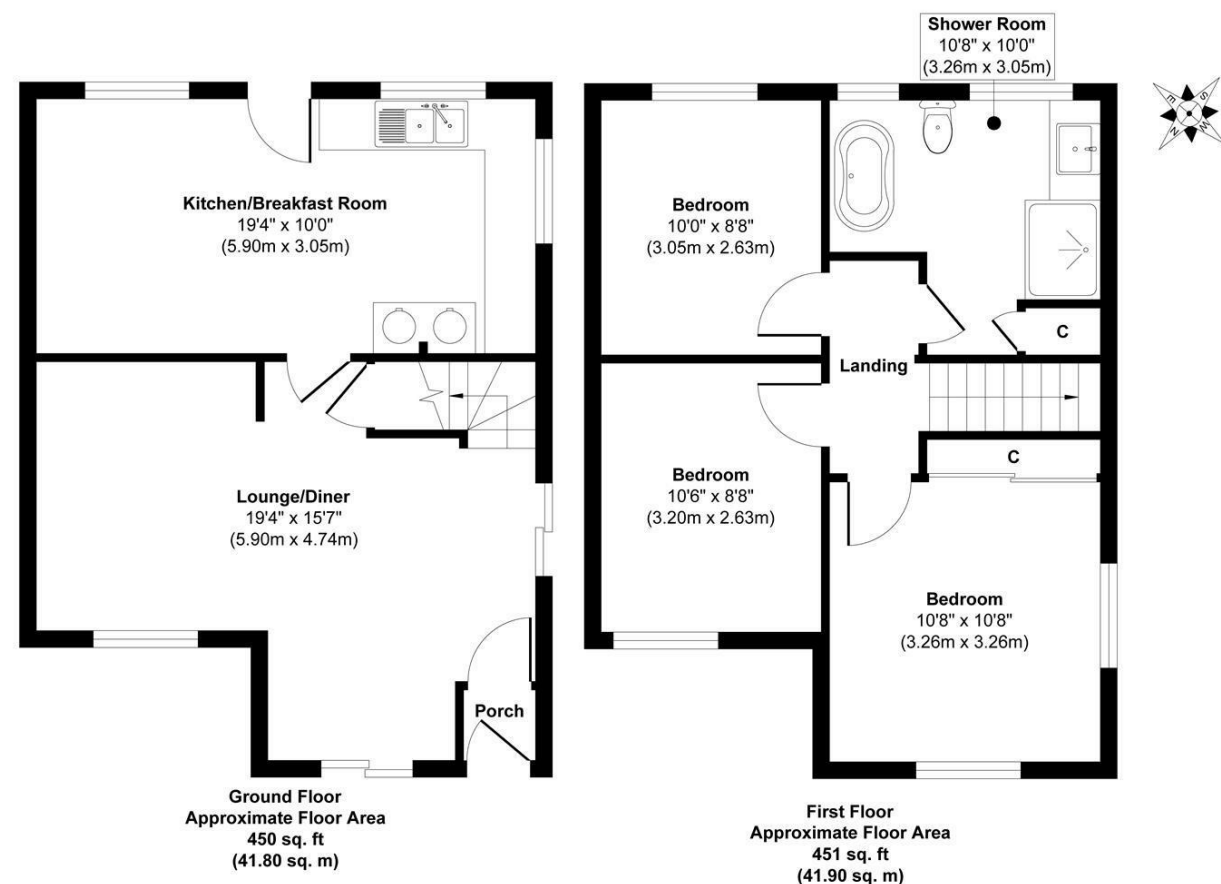




1 St James Cottages Haywards Heath Road, Balcombe, RH17 6PG

Guide Price £500,000 Freehold

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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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1 St James Cottages Haywards Heath Road, Balcombe, RH17 6PG

What we love...

Charming Victorian Cottage (c.1850s) – beautifully updated while retaining period character, set in the heart of sought-after Balcombe village.

Spacious living room with wood-burning stove and bespoke cabinetry, plus a stylish shaker-style kitchen with gas AGA and Travertine flooring.

Three double bedrooms and a luxury family bathroom featuring a roll-top bath and double shower.

Sunny south-facing courtyard garden, fully landscaped with private seating areas, rear access, and off-road parking.

Prime village location – moments from local shops, café, pub, primary school, and mainline station (London–Brighton line), surrounded by stunning Sussex countryside.

Charming Victorian Cottage...

This beautifully presented Victorian cottage, believed to date from the 1850s, is full of period charm yet has been thoughtfully updated in recent years to create a stylish and comfortable home. Perfectly positioned in the heart of sought-after Balcombe, this delightful property combines characterful living with modern convenience, all within walking distance of the village amenities and mainline station.

The Cottage...

Steeped in history, this characterful home retains much of its original Victorian charm, enhanced by a sympathetic rear extension clad in softwood to blend seamlessly with its surroundings. Inside, the accommodation is warm and inviting, with tasteful décor and high-quality finishes throughout.

The spacious living room (19'4" x 15'7") offers a welcoming retreat with its feature wood-burning stove, bespoke fitted cabinetry, and dual windows that fill the room with natural light.

At the rear, the kitchen/breakfast room is the heart of the home, a stylish shaker-style kitchen with natural wood worktops, Italian Travertine tiled flooring, and a gas-fired AGA, making it both elegant and functional. The stable door leads directly onto the courtyard garden, creating an easy indoor-outdoor flow ideal for relaxed entertaining.

Upstairs, a central landing leads to three generous double bedrooms, each beautifully presented. The principal bedroom includes fitted wardrobes, while the family bathroom has been fully updated to a high standard, featuring a classic roll-top bath and a double shower.

Moving Outside...

The south-facing courtyard garden is a real highlight, private, sunny, and beautifully landscaped. With thoughtfully designed planting, charming seating areas, and a tranquil feel, it’s the perfect space to unwind or host summer gatherings. A rear gate provides direct access to off-road parking and a useful garden shed.



The Location...

Situated on Haywards Heath Road, the cottage enjoys a convenient position within easy reach of everything this vibrant village has to offer — including a well-stocked village shop, the popular Jo.Co Coffee Shop, a welcoming pub and social club, church, primary school, and sports facilities.

Balcombe’s mainline train station provides excellent links to London, Brighton, and Gatwick Airport, while nearby Haywards Heath and Crawley offer a wider range of shopping, dining, and leisure options.

Surrounded by beautiful Sussex countryside, residents can enjoy scenic walks around Balcombe Lake and Ardingly Reservoir, as well as easy access to a network of footpaths and bridleways. The area is also well-served by excellent schools in both the private and state sectors, with a school bus to Warden Park Secondary School in nearby Cuckfield.

The Specifics...

Tenure: Freehold

Title Number: TBC

Local Authority: Mid Sussex District Council

Council Tax Band: E

We believe the above information to be correct but recommend intending buyers check personally before exchange of contracts.

