

Ashurst, 47 Balcombe Road, Haywards Heath, RH16 1PA

Guide Price £1,000,000 - £1,100,000

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A sympathetically refurbished 5 bedroom Edwardian semi-detached house of great character, occupying a generous south/west facing plot on the northern edge of town, within a 0.7 mile walk of the railway station, a highly regarded primary school and countryside.

Believed to have been built as one very large detached house in 1907 and then divided in the 1950s, our clients bought the house approximately 11 years ago and embarked on a major refurbishment programme to include some reconfiguration to create a truly beautiful home. The accommodation on the ground floor is arranged off a grand reception hall with an oak staircase, a main living room with marble fireplace, a playroom, a study and an impressive open-plan kitchen/living area with a beautifully bespoke 'Scottwood of Nottingham' range of solid oak kitchen cabinets, installed by HKS of Haywards Heath, to incorporate a range of curved units with granite tops with a skylight above, all opening into an informal living/dining area with bifold doors out to the sunny rear garden. There are 5 generously proportioned bedrooms and 3 bath/shower rooms.

Outside: parking for 5/6 vehicles with EV charging point. The rear garden extends to over 100' to include numerous terraces, expanses of lawn, numerous fruit trees and planted borders, to provide a high degree of privacy.

- EPC rating: C - Council Tax Band: G

The house is situated on the south/western side of Balcombe Road on the town's northern edge just 0.7 miles on foot to the railway station, close to the glorious countryside of the Borde Hill Estate, also ideal for those needing swift access to the A23. Harlands Primary School is within a 10-minute walk and children from this side of town fall into the catchment area for Warden Park Secondary Academy School in neighbouring Cuckfield. The local area is very well served with excellent independent schools, including Great Walstead, Ardingly College, Hurstpierpoint College, Worth, Handcross Park School, Cumnor House and Burgess Hill Girls. Some of the county's other excellent schools include Bedes, Lancing College, Brighton College and Roedean all provide a school bus service with pick up points close by. Other local facilities include the Dolphin Leisure Centre, the 6th Form College, both Sainsbury's and Waitrose stores and the Town Centre with its extensive range of shops, stores, restaurants and cafés is about 1.25 miles on foot. Glorious countryside is close by and the local area has several wonderful beauty spots, including the Blunts Wood Nature Reserve, Ditchling and Chailey Common Nature Reserves, the 180-acre Ardingly Reservoir and the South Downs National Park. The city of Brighton with its seafront is approximately 16-miles to the south and Gatwick Airport is 14-miles to the north.

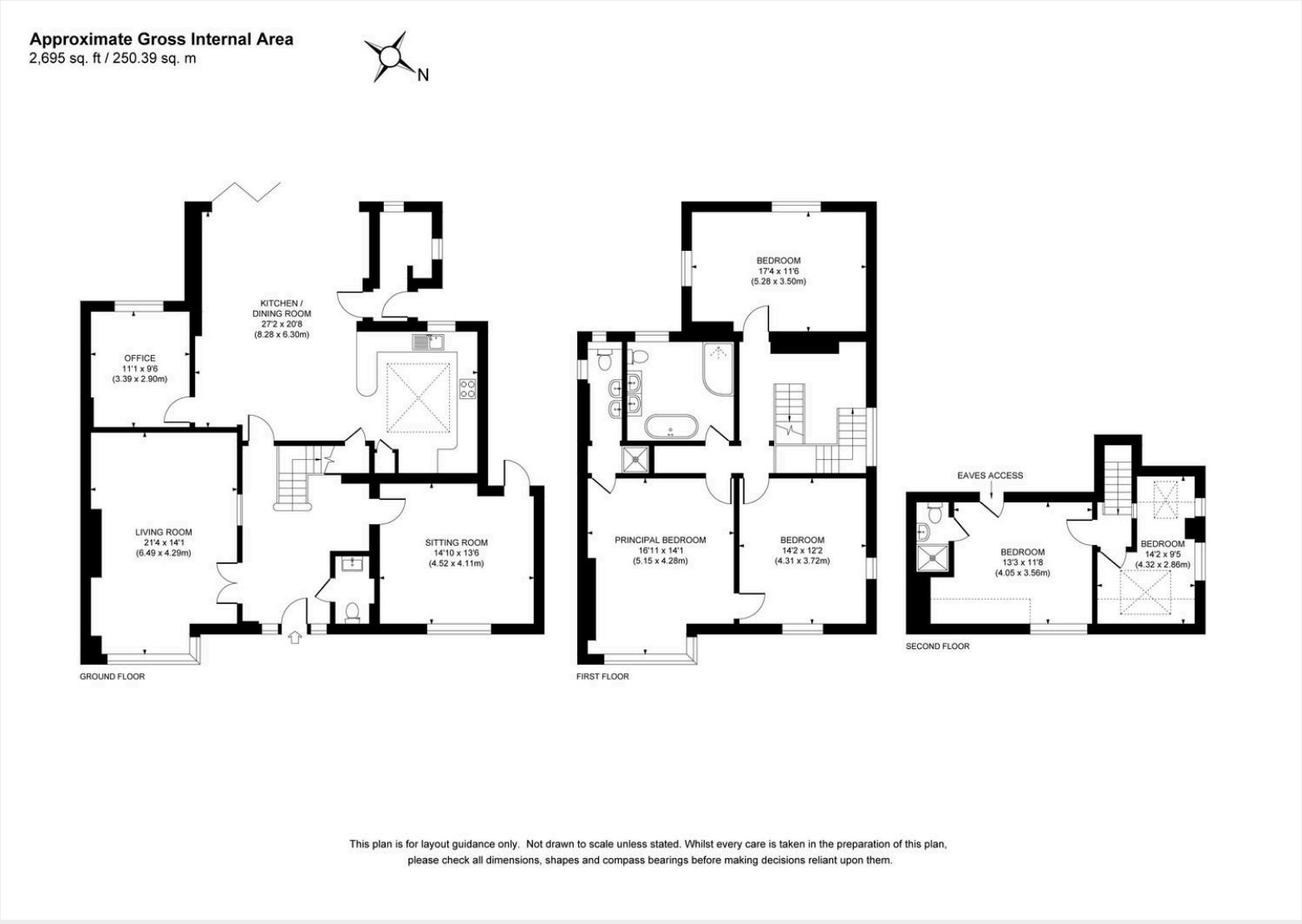
By road, access to the major surrounding areas can be swiftly gained via the A/M23 which lies about 5-miles the west at Warninglid or 7-miles to the north at Maidenbower (Junction 10A). By rail, access to London Bridge/Victoria 45 mins, Gatwick Airport 15 mins and Brighton 20 mins.











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