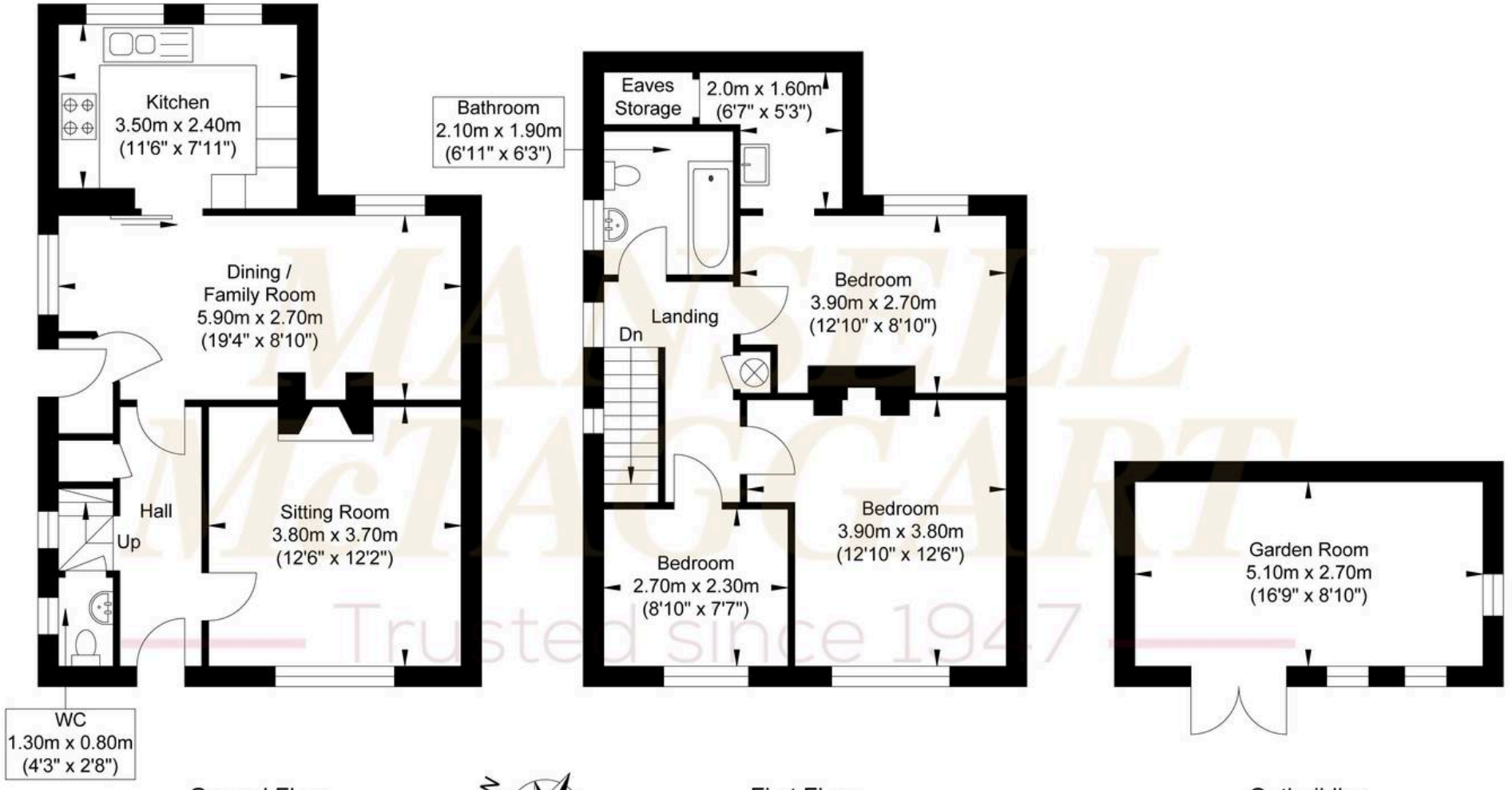


12 Stumblemead, Balcombe, West Sussex RH17 6LR

MANSELL McTAGGART
Trusted since 1947

Stumblemead



Ground Floor
Approximate Floor Area
524.63 sq ft
(48.74 sq m)

First Floor
Approximate Floor Area
498.26 sq ft
(46.29 sq m)

Outbuilding
Approximate Floor Area
148.21 sq ft
(13.77 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 95.03 sq m / 1022.89 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

MANSELL McTAGGART
Trusted since 1947







A delightful THREE-BEDROOM SEMI-DETACHED HOUSE of 1,023 sq. ft., believed to date from the 1940s, featuring a TWO-STOREY EXTENSION, PRIVATE DRIVEWAY and GARDEN HOME OFFICE/STUDIO. Having been RENOVATED and REFURBISHED, this delightful family home blends contemporary style with character and is finished in a tasteful, neutral décor. It also offers EXCELLENT POTENTIAL FOR A LOFT CONVERSION (STPP), in-keeping with neighbouring properties, and benefits from a landscaped REAR GARDEN with side access.

Ideally positioned in the heart of Balcombe village, the property is within easy walking distance of the primary school and mainline station. This sought-after village is surrounded by glorious countryside within the HIGH WEALD AREA OF OUTSTANDING NATURAL BEAUTY, offering an extensive network of public footpaths and bridleways. Local amenities include a general store, coffee shop, church and the popular Half Moon pub, while SWIFT and EASY ROAD ACCESS to the M23 is also an advantage.

The accommodation briefly comprises: an ENTRANCE HALL with CLOAKROOM/WC, a delightful SITTING ROOM to the front featuring plantation-style shutters to the window and a woodburning stove inset to chimney breast while to the rear is a spacious DINING/FAMILY ROOM. A sliding door opens into a beautifully appointed KITCHEN, forming the rear extension, fitted with wall and base cabinetry in a modern deep-blue hue, complemented with solid woodblock worksurfaces and upstands inset with a white ceramic 1.5 bowl sink. Integrated appliances include an electric oven, induction hob with extractor hood above, slimline dishwasher, fridge/freezer and washer/dryer. An enclosed INNER LOBBY to the side aspect provides a handy area for coat/shoe storage and an external door to outside.

TO THE FIRST FLOOR are THREE BEDROOMS and a FAMILY BATHROOM. BEDROOMS 1 and 2 are both doubles, positioned to the front and rear. The rear bedroom includes a walk-in STORAGE AREA with a wash-hand basin and eaves cupboard, offering potential to create an en-suite shower room. Bedroom 3, a large single, has a front aspect.

Benefits to the property include:- *extended and modernised, gas-fired central heating to radiators, uPVC double-glazed windows throughout, wood-plank & high quality laminate flooring to ground floor, private off-road parking for 2 vehicles, long 70' approx. rear garden with garden/home office studio and gated side.*

OUTSIDE: To the front a PRIVATE DRIVEWAY provides off-road parking for 2-vehicles alongside a lawned garden while a gated side entrance leads to the rear.

The delightful long REAR GARDEN is well-arranged with a paved PATIO AREA adjoining the kitchen, ideal for alfresco dining and entertaining, beyond which is a shaped level lawn with mature trees, hedgerow, shrubs and flower beds lining its borders. A superb, double aspect TIMBER HOME OFFICE/GARDEN STUDIO is equipped with uPVC windows and double opening doors, electricity and light. The entire garden is fully enclosed, non-overlooked and offers a high degree of privacy.

LOCATION: The property occupies a pleasant position within this residential cul-de-sac situated off Oldlands Avenue in Balcombe village, being within an easy walk of the general store, public house, coffee shop, church, various sports clubs and social club/groups.

Balcombe is surrounded by beautiful Sussex countryside, where to the east, is Balcombe Lake as well as Ardingly Reservoir, both with their variety of footpaths, bridleways and angling facilities. The area is renowned for its standard of schooling, both private and state, with Balcombe Primary School being particularly reputable. A school bus runs through the village providing transport to Warden Park Secondary Academy in Cuckfield.

The larger towns of Crawley and Haywards Heath are equidistant (5.5 miles) and have further comprehensive shopping facilities and amenities. The property is also conveniently situated for the A/M23 which provides access to London, Gatwick Airport and the south coast.













Schools:

Balcombe Primary School (0.5 miles). Warden Park Secondary Academy in Cuckfield (5 miles).

Nearby independent schools include:

Worth School (3.3 miles) and Ardingly College (4.1 miles).

Stations:

Balcombe (0.4 miles).

Three Bridges (5.5 miles).

Haywards Heath mainline (6.5 miles) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

- IMPRESSIVE 3-BEDROOM SEMI-DETACHED, 1940s HOUSE.
- EXTENDED, RENOVATED & REFURBISHED.
- CENTRAL VILLAGE LOCATION. SWIFT & EASY ROAD ACCESS TO M23.
- EASY WALK TO VILLAGE SCHOOL & MAINLINE STATION.
- SITTING ROOM. SEPARATE FAMILY/DINING ROOM.
- KITCHEN WITH INTEGRATED APPLIANCES.
- GROUND FLOOR CLOAKROOM/WC.
- 3-BEDROOMS TO FIRST FLOOR – ONE WITH POTENTIAL TO CREATE EN-SUITE SHOWER ROOM.
- FAMILY BATHROOM TO FIRST FLOOR.
- PRIVATE DRIVEWAY, LAWNED FRONT GARDEN & GATED SIDE ACCESS.
- LONG REAR GARDEN WITH TIMBER HOME OFFICE/STUDIO (16’9 x 8’10).
- EPC RATING: C.
- COUNCIL TAX BAND: D.