



**Guide Price**  
**£400,000**

**Freehold**

4x  1x  1x 

**Jobes, Balcombe,  
Haywards Heath, West  
Sussex, RH17**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- No forward chain
- Cul-de-sac location
- Short walk to Balcombe train station
- Property extended with loft conversion
- Secluded rear garden with artificial grass
- Current vendor installed new boiler in 2022

## Accommodation

### GROUND FLOOR

Entrance Porch  
Hallway  
Cloakroom  
Kitchen/Dining Room: 17'4 x 11'4 (5.29m x 3.46m)  
Lounge: 17'7 x 11'10 (5.36m x 3.61m)

### FIRST FLOOR

Landing  
Bedroom 2: 15'3 x 11'3 (4.65m x 3.43m)  
Bedroom 3: 11'9 x 11'3 (3.58m x 3.43m)  
Bedroom 4: 11'9 x 8'11 (3.58m x 2.72m)  
Shower Room

### SECOND FLOOR

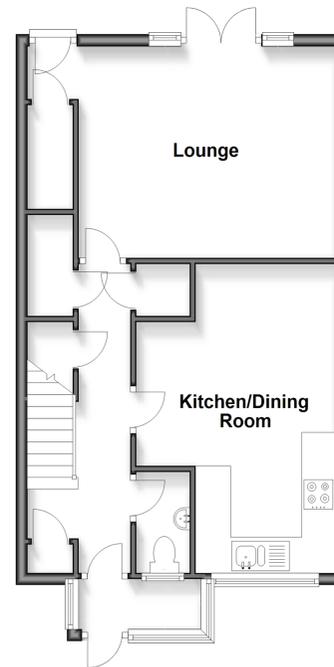
Landing  
Bedroom 1: 16'6 x 13'6 (5.03m x 4.12m)

### OUTSIDE

Front & Rear Gardens

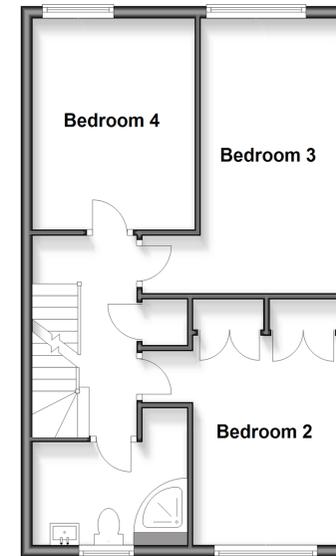
### Ground Floor

Approx. 49.7 sq. metres (534.8 sq. feet)



### First Floor

Approx. 48.0 sq. metres (516.4 sq. feet)



### Second Floor

Approx. 25.8 sq. metres (277.7 sq. feet)



Call Haywards Heath - 01444 411132 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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