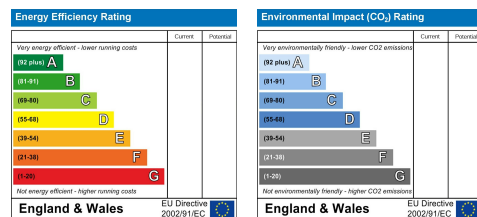
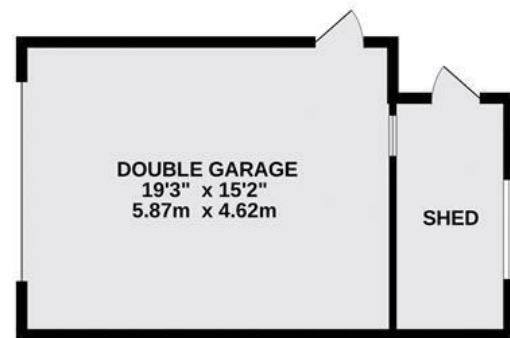


AREA INCLUDING GARAGE & SHED = 1,522 SQ FT  
 TOTAL FLOOR AREA: 1156sq.ft. (107.4 sq.m.) approx.  
 Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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# UNDER OFFER



**Krawden, Victoria Road, Balcombe, West Sussex, RH17 6LJ**

**Guide Price £850,000 Freehold**

**PSP**homes

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VIEWING BY APPOINTMENT WITH PSP HOMES

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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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## Krawden, Victoria Road, Balcombe, West Sussex, RH17 6LJ

### What we like...

- \* Exciting opportunity to acquire detached bungalow on 1/4 acre plot in Balcombe.
- \* Immense potential to extend, enlarge or redevelop, subject to any necessary consents.
- \* Beautiful gardens with established plants, trees, flowers & shrubs.
- \* Long driveway and detached double garage.
- \* Superb village offering mainline rail services and a thriving community.

### The Bungalow...

This is an exciting opportunity to acquire a substantial detached bungalow, sitting on an beautiful ¼ acre plot, in the very heart of Balcombe's conservation area. Chances to acquire homes on plots such as this rarely come to market and the home would suit a range of buyers including those needing lateral living, families, or those looking to extend, enlarge or remodel to create a substantial home in the heart of the village.

As it stands, the bungalow is well presented throughout and whilst it would now benefit from certain cosmetic updating the accommodation and layout offers spaciousness and versatility. We believe the bungalow was originally built in the 1950s before the kitchen and sitting room were created via extension in the early 1980s and there is enormous scope for further extension to the side, rear and/or into the loft space (stpp).

Upon entry you're welcomed by a long hallway with quality oak flooring flowing through.

The sitting room is a generous dual aspect space with a delightful outlook over the pretty garden, with sliding doors that open out and a fireplace that provides the natural focal point. This room connects seamlessly with the dining room, which again opens on to the outside and sits adjacent to the kitchen.

The kitchen itself extends to over 21ft and provides plenty of space for a round breakfast table and is fitted with timeless 'shaker style' cabinetry and a peninsula. There is a large Range cooker with gas hob, integrated dishwasher and space for other appliances. A door leads out to the garden too.

We have three double bedrooms on offer, all overlooking the front garden. The main bedroom is the middle of the three with an attractive bay window and fitted wardrobes. The other two bedrooms are also doubles and all three boast bespoke plantation shutters.

The family bathroom has a bath with overhead shower and heated towel rail. Handily, there is also a smaller second cloak/shower room too.

The home has a gas fired boiler, which is regularly serviced and located in the loft space. All the windows are double glazed and you have access to a superfast broadband connection.

### Step Outside...

Heading outside, the home really comes into its own, sitting on a glorious 0.24 acre plot with impressive gardens to the front and rear. The rear garden is a large, level space with expanse of lawn – great for children to play. This is complimented by the plethora of pretty flowers, plants, trees and shrubs which create a real 'outside oasis'.

The paved terraces provide the perfect spot for outside entertainment and there is a greenhouse for those keen on growing their own veg! The large shed provides extra storage.



To the side you have a fully powered detached double garage and potting shed providing immense storage space. The long block paved driveway provides parking for multiple vehicles and the front garden has been landscaped.

### The Location...

Victoria Road sits between Stockcroft Road and Deanland Road and is one of the premier residential roads within the sought after village of Balcombe - a fantastic village with a thriving community. The village station is within short walking distance and provides regular mainline services to London & Gatwick Airport (approximate best timings: Victoria 46min; London Bridge 40min; Gatwick Airport 10 mins and Brighton 26min). Village facilities include numerous shops and stores, tea room, community owned Half-Moon gastropub, social club, church, sports clubs and highly regarded Balcombe primary school.

Balcombe is surrounded by beautiful Sussex countryside. To the east are Balcombe Lake & Ardingly Reservoir with their variety of footpaths, bridleways and angling facilities. The area is renowned for the standard of its schooling in both the private and state sectors with Balcombe Primary School being particularly reputable. A school bus runs through the village providing transport to Warden Park secondary school in the neighbouring village of Cuckfield. In the private sector Handcross Park School (which feeds to Brighton College) is easily accessible, whilst Ardingly College, Great Walstead and Burgess Hill School for Girls are all within easy reach.

### The Specifics...

Tenure: Freehold  
Title Number: WSX46325  
Local Authority: Mid Sussex District Council  
Council Tax Band: F  
Conservation Area: Yes - Balcombe  
Broadband Speed: Up to 80 mbps (Superfast)  
Plot Size: 0.24 acres (not verified)

We believe the information provided is correct but cannot guarantee its accuracy and recommend intending buyers check details personally.

