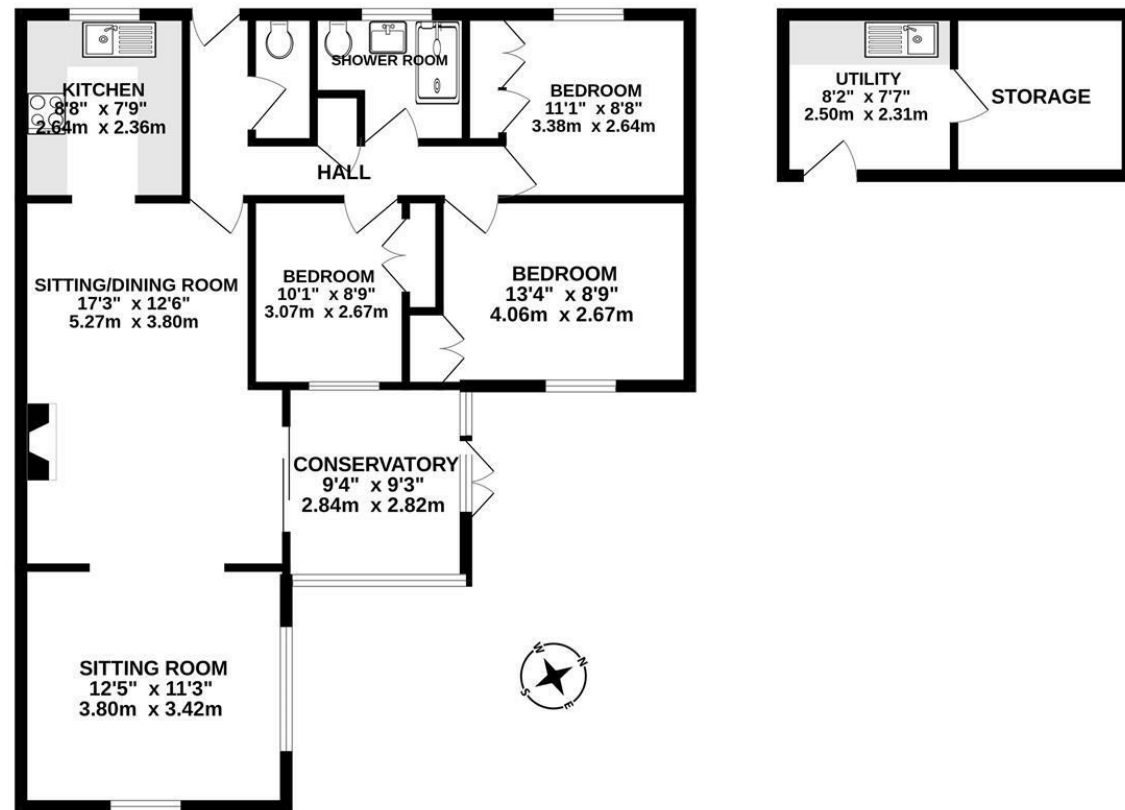
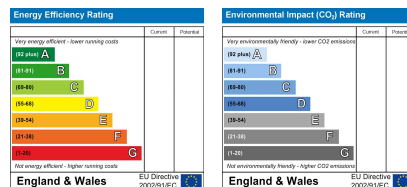


GROUND FLOOR
1083 sq.ft. (100.6 sq.m.) approx.



TOTAL FLOOR AREA : 1083sq.ft. (100.6 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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2 Shenley Barn, Jobs, Balcombe, West Sus, RH17 6HZ

Guide Price £500,000 Freehold



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VIEWING BY APPOINTMENT WITH PSP HOMES

3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

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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The Bungalow...

If you're looking for a detached, low maintenance bungalow in a delightful village setting then Shenley Barn could be just the one you've been waiting for.

The accommodation extends to a generous 1,083 sq ft and offers light, airy accommodation.

The main living space is arranged around three areas. The main sitting room area extends to over 28ft, with a focal point fireplace with marble surround and wooden floors. The space flows through into a second, dual aspect sitting area.

The conservatory provides extra flexibility and overlooks the garden. In the warmer months, you can throw open the French doors to connect the inside with the out.

The kitchen is stylish, having been refitted in recent years. There are sleek, high gloss units under laminate worktops. There are integrated appliances including fridge/freezer, double oven and electric hob.

Each of the bedrooms is a good size offering further versatility too and they all have fitted wardrobes.

The shower room has also been refitted in recent years and a separate cloakroom.

The home is fully double glazed, has gas fired central heating and there is access to a superfast broadband connection.

Step Outside...

Outside you have a delightful, low maintenance patio garden with pretty planting providing pops of colour and greenery. There is a large, fully powered shed/workshop.

The garage has been converted into a utility area and store, although it could easily be turned back into a garage if preferred.



To the front is really generous driveway providing parking for up to four cars.

Brilliant Balcombe...

2 Shenley Barn sits on Jobs in the heart of Balcombe. The village station is within short walking distance and provides regular mainline Thameslink & Southern services (approximate best timings: Victoria 46min; London Bridge 40min; Brighton 26min). Village facilities include numerous shops and stores, tea room, village pub, social club, church, sports clubs, primary school and the mainline train station providing links to London, Gatwick Airport and Brighton. Haywards Heath and Crawley offer more extensive shopping and leisure facilities in addition to mainline railway stations (Haywards Heath to Victoria or London Bridge both approximately 47mins). By road, access to surrounding areas can be gained via the A23(M) which lies approximately 4.5 miles to the west at Handcross or north at Maidenbower.

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 Worth School and Handcross Park, Ardingly College, Great Walstead and Burgess Hill School for Girls are all easily accessible.

The Finer Details...

Title Number: WSX118887

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: D

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

