



BRITISH
PROPERTY
AWARDS

2022
★★★★★

GOLD WINNER

PSP HOMES
SOUTH ENGLAND
(OVERALL)



10 Foxwells, Balcombe, West Sussex, RH17 6LZ

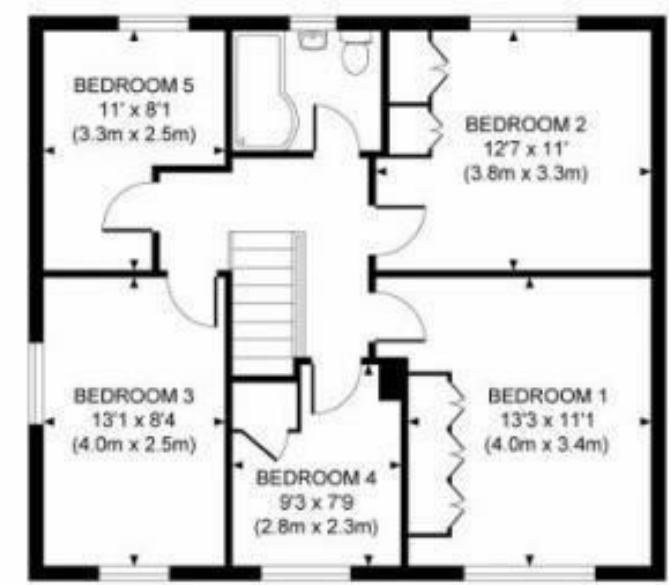
Guide Price £775,000 Freehold



Approximate Gross Internal Area
1419 sq ft / 131.9 sq m



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales EU Directive 2002/91/EC

PSPhomes

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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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10 Foxwells, Balcombe, West Sussex, RH17 6LZ

Guide Price £775,000 - £800,000

What we like...

- * Detached home in a peaceful close in sought-after Balcombe.
- * Spacious 25ft open plan living/dining room.
- * Stylish kitchen/breakfast room with doors out to the garden.
- * Five bedrooms - great for a family.
- * Versatile family room on ground floor - ideal play room or home office.

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The Home....

Situated in a quiet, tucked-away spot just a short walk from the village centre and mainline station, this extended five-bedroom home offers well-planned living space, modern finishes, and a flexible layout ideal for family life.

The ground floor opens with an entrance porch and hallway, leading into a generous 25ft dual-aspect living/dining room with oak flooring, a coal-effect gas fire, and double doors opening out to the rear garden. It's a comfortable and practical space for everyday living and entertaining alike.

Just off the living area is the modern kitchen/breakfast room, thoughtfully designed with a wide range of matching units and worktops, integrated AEG appliances, tiled flooring with underfloor heating, and space for both a dining table and breakfast bar seating. French doors provide direct access to the garden, making it a sociable and functional part of the home.

For extra versatility, the spacious 16' family room that works well as a home office, playroom, or additional reception space depending on your needs.

There is also a downstairs cloakroom.

On the first floor the home offers five well-sized bedrooms, including a main bedroom with fitted wardrobes, all served by a modern family bathroom.

Additional modern attributes include gas central heating, uPVC double glazing, oak internal doors, and a combination of oak and tiled flooring throughout the ground floor.

Step Outside...

The rear garden offers plenty of privacy and seclusion. It is mainly laid to lawn with a paved patio and a pergola-covered seating area—ideal for outdoor dining in warmer months. A timber shed offers useful storage, and the garden is fully enclosed with side access to the front. The front garden is neatly maintained, and there is driveway parking for two cars with electric charge point.

Brilliant Balcombe...

Foxwells is a peaceful cul-de-sac which lies off the prestigious Oldlands Avenue 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.

Watch our Balcombe Area Guide to give you a real sense of life in this fabulous village.

The Specifics....

Tenure: Freehold
Title Number: WSX289387
Plot Size: 0.07 acres (not verified)
Local Authority: Mid Sussex District Council
Council Tax Band: F
Broadband Speed: Superfast Fibre

We believe this information to be correct but recommend checking personally before exchange of contracts

NB - Anti Money Laundering

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a small charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

