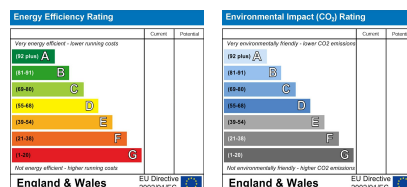


**Ground Floor**  
Approximate Floor Area  
599.01 sq ft  
(55.65 sq m)

**First Floor**  
Approximate Floor Area  
444.98 sq ft  
(41.34 sq m)

Approximate Gross Internal Area = 96.99 sq m / 1043.99 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

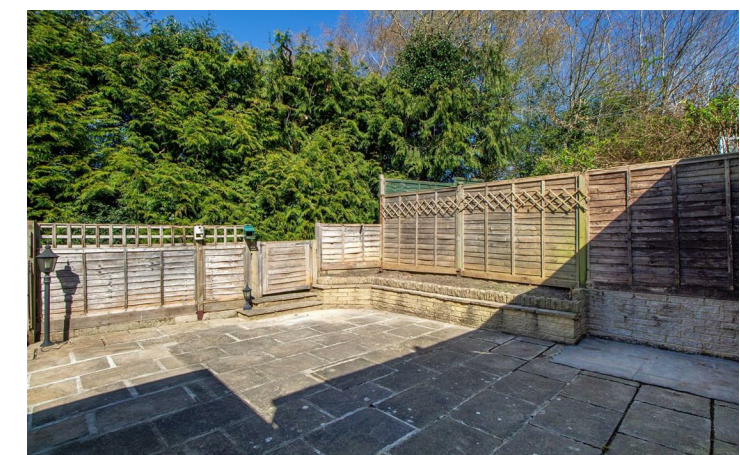


**PSPhomes**

Let's Get Social  
 @psphomes /psphomes www.psphomes.co.uk

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.



**47 Jobs, Balcombe, West Sussex, RH17 6AF**

**Guide Price £360,000 Freehold**

**PSPhomes**

@psphomes  
 /psphomes  
 www.psphomes.co.uk

## 47 Jobs, Balcombe, West Sussex, RH17 6AF

Guide £360,000 - £370,000

What we like...

- \* Spacious, extended ground floor accommodation.
- \* Two generous reception rooms and stylish kitchen.
- \* Sought-after Balcombe - thriving village with a mainline station.
- \* Cosmetic updating required but recently redecorated.
- \* No onward chain - swift move is possible

**Guide £360,000 - £370,000**

### The Home...

This fabulous terraced home in sought-after Balcombe is the perfect first time purchase or downsize and is ideal for someone looking for an affordable home in this superb village.

The accommodation is really generous and has been extended on the ground floor, which has added brilliant extra living space. Internally the home would now benefit from some cosmetic modernisation but the kitchen is very modern and of high specification with quartz counters, sleek units and a range of integrated appliances.

The sitting room is a generous size and overlooks the front. This space seamlessly flows through to the dining room via double doors allowing for more open plan space and separation, depending on the mood. The dining room connects with the kitchen via a decorative opening – great for entertaining.

The ground floor also has a cloakroom and there is storage for shoes & coats. You could also build in further storage understairs, if required.

On the first floor are two generous double bedrooms (one with fitted wardrobes), single third bedroom and the family bathroom which requires updating.

The home is fully double glazed, has been recently neutrally redecorated and warm air heating system which was brand new 2022/23.

There is no onward chain so a quick move is possible.

To the rear is a low maintenance, paved garden with gated rear access. To the front is a paved garden and plenty of on street parking for residents and guests.



### Brilliant Balcombe...

Jobs is a peaceful close 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 Specifics...

Tenure: Freehold  
Title Number: WSX39017  
Local Authority: Mid Sussex District Council  
Council Tax Band: C  
Available Broadband Speed: Superfast

We believe this information to be correct but recommend intending buyers check details personally.

### 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.

