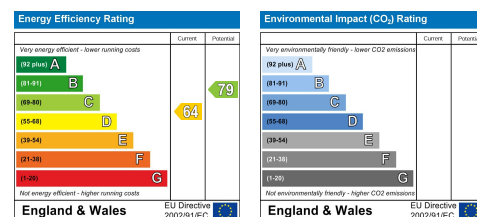




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3 Bramble Mead, Balcombe, West Sussex, RH17 6HU

Guide Price £800,000 Freehold



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VIEWING BY APPOINTMENT WITH PSP HOMES

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3 Bramble Mead, Balcombe, West Sussex, RH17 6HU

What we like...

- \* Imaginative, contemporary ‘box’ extension to provide wow-factor open plan living space.
- \* Truly spectacular views over woodland.
- \* Minutes from Balcombe’s mainline station - village life with pure commuting convenience.
- \* Potential to convert lower ground floor into additional living space, STPP.
- \* Delightful village with vibrant community and excellent primary school.

Welcome Home...

This exceptional detached home is completely individual and has been renovated & remodelled with enormous affection, taste and attention to detail. An imaginative, contemporary ‘box’ extension has resulted in spectacular ground floor accommodation with glorious views over woodland - all just moments from Balcombe’s mainline station.

Let Me Entertain You...

The 24ft x 22ft open plan living/dining/family room provides a truly ‘wow-factor’ living space that cannot fail to impress and is perfect for entertaining. The full height, full width glazing delivers a breath-taking outlook, with beautiful sunsets, whilst the cast iron wood-burner provides warmth & ambience in the autumn/winter months. Bi-fold doors open on the decked terrace for that essential ‘inside-outside’ feel.

Whilst the main living space is open plan, there is a separate sitting room which offers a cosier retreat. This 19ft room offers a huge degree of versatility and has folding doors on to the terrace with views beyond.

The kitchen is sleek and contemporary with ‘Corian’ stone worktops, white gloss units and a range of integrated appliances (fridge, double oven, gas hob & dishwasher) and breakfast bar. There is also a ground floor shower room & WC.

Off to bed...

On the first floor is the 19ft, dual aspect master bedroom with stunning views. There are three further bedrooms – each served by the stylish family bath/shower room.

Further attributes include useful lower level accommodation, currently used as a utility/storage rooms but offering scope for conversion into habitable space, gas fired central heating, double glazing and tasteful décor throughout.

Contemporary homes of this calibre are seldom available in Balcombe and internal viewing is considered essential to appreciate this home.

Step Outside...

A superb decked terrace provides the perfect spot for ‘al-fresco’ dining. Steps lead down to the rear garden, which enjoys a favoured westly aspect with plenty of afternoon & evening sunshine. There are a plethora of plants, flowers & shrubs and expanses of patio and lawn. To the front is a charming garden, driveway parking and detached single garage.



The Location...

Bramblemead is a quiet residential cul-de-sac within the sought after village of Balcombe, close to the mainline station. 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 is less than 4 miles distant in Turners Hill, whilst Ardingly College, Great Walstead and Burgess Hill School for Girls are all easily accessible.

The Finer Details...

Tenure: Freehold  
Title Number: SX94813  
Local Authority: Mid Sussex District Council  
Council Tax Band: F  
Services: Mains Gas, electric and drainage (not checked)  
Plot Size: 0.14 acres  
Available Broadband Speed: Superfast (67 mbps download)

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

