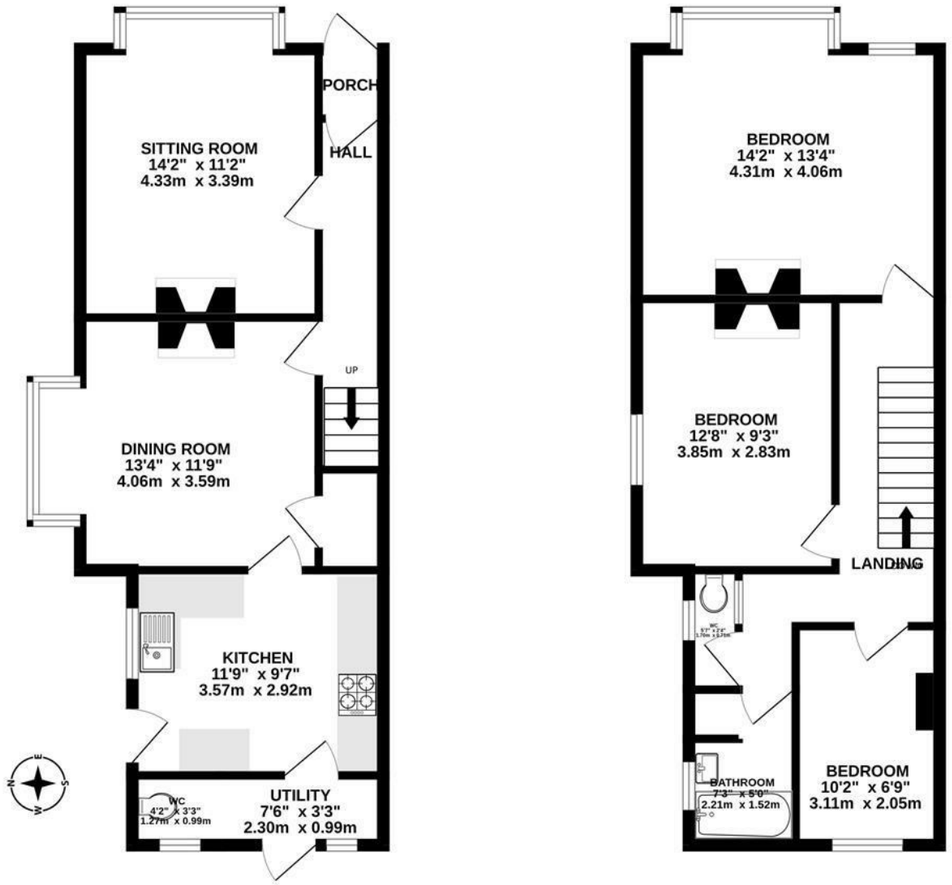
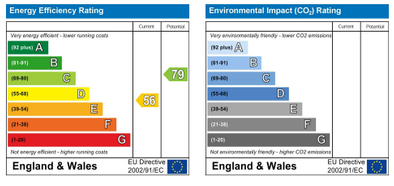
GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.

1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1012sq.ft. (94.0 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.
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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.







Fairdene, Haywards Heath Road, Balcombe, West Sussex, RH17 6NJ

Offers Over £475,000 Freehold

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Fairdene, Haywards Heath Road, Balcombe, West Sussex, RH17 6NJ

What we like...

* Attractive, bay fronted and red brick front façade offers timeless kerb appeal

* Super 100ft + west facing rear garden enjoys the afternoon sunshine.

* Huge scope to extend and renovate to your own individual taste.

* Fabulous village with mainline station, excellent school, thriving community and open countryside.

* No chain means a swift move is possible.

The Home....

If you love period property and are looking for an exciting project that offers huge scope for renovation and extension in one of the area's most desirable villages then look no further than Fairdene in Balcombe.

This attractive, bay fronted red brick Victorian semi-detached home sits on an enviable plot that extends to 0.12 acres with a westerly garden that extends to over 100ft meaning there is a huge amount of scope for a sizeable extension to the side and/or rear and the majority of the neighbouring homes have undertaken such extensions. Any works are of course subject to gaining any necessary consents and planning permissions.

In its current format, the home offers well-proportioned accommodation with a layout that is typical of the Victorian period. The sitting room sits at the front with bay window and open fireplace that provides a natural focal point.

The dining room also has a fireplace and bay window, adding to the period charm and flows through to the kitchen, which in turn leads through to the utility area and cloakroom.

On the first floor there is an impressive main bedroom that extends across the entire front of the home. The second and third bedrooms are also good sizes. Each bedroom is served by the family bathroom and cloakroom.

The large loft space is ripe for conversion and offers plenty of space to create an impressive 'principal' bedroom with ensuite.

Whilst requiring refurbishment, the home does enjoy gas fired central heating an uPVC double glazing throughout. There are also plenty of attractive period features that pay homage to the Victorian age of the home including high ceilings, fireplaces, panelled doors and bay windows.

The home is offered for sale with no onward chain meaning a swift move is possible.

Step Outside...

Stepping outside, the garden extends to over 100ft and is level with a favoured westerly aspect that enjoys the afternoon/evening sunshine. To the front and side is driveway parking for several cars and a front garden.



Important Information

Please note that the property requires major refurbishment throughout and is currently without working heating or hot water. The property is being sold strictly as seen. Prospective purchasers are advised to contact PSPhomes for copies of the reports available in relation to the property and to satisfy themselves fully as to the condition of the property and the extent and cost of refurbishment required before making an offer.

Out & About...

Fairdene is located on the Haywards Heath Road in sought-after 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; Brighton 26min). Village facilities include Jo.Co coffee shop, Balcombe Stores (for your every day essentials), resident owned Half-Moon gastropub with it's own micro brewery (Balcombe Beer is a real hit!), Balcombe 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
Local Authority: Mid Sussex District Council
Council Tax Band: E
Broadband Speed: Superfast Fibre
Title Number: WSX69979
Plot Size: 0.12 acres (not verified)

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





