



The Balcony Flat, Brook House, Hammingden Lane, Ardingly, RH17 6SR

Guide Price £400,000 Leasehold - Share of Freehold

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Guide Price £400,000 - £425,000

What we like...

- * Exceptional & unique apartment forming part of this stunning Victorian Country Manor.
- * 24ft open plan living space with French doors on to the balcony - with lovely views
- * 16 acres of beautifully manicured gardens & grounds with tennis courts and one of the county's oldest cricket grounds.
- * Recently redecorated and recarpeted - a truly turn key purchase .
- * No chain means a swift move is possible.

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The Balcony Flat...

An elegant apartment in a distinguished Victorian country house. Occupying the uppermost two storeys of a handsome former Arts and Crafts country manor, this beautifully presented apartment extends to approximately 915 sq ft and, as the name suggests, has access to a private balcony and commands far reaching views over the surrounding gardens and countryside. Once a grand private residence, Brook House has been thoughtfully divided into substantial apartments, with this particular home discreetly positioned at the central top floor of the building, ensuring both privacy and quiet.

Entry is via a secure communal hall — a generous space of architectural integrity — with a staircase ascending to the apartment’s entrance. Inside, the accommodation unfolds with a reception area fitted with bespoke shelving and a large storage cupboard. A short flight of steps leads to a versatile second reception room, equally suited to use as a study or occasional bedroom. Double doors lead to a lobby area with a tranquil principal bedroom and an adjacent shower room, refitted with a contemporary white suite including a double width enclosure and underfloor heating.

Two sets of glazed doors lead out onto a private south-west facing balcony measuring nearly 18ft, finished in timber decking and benefitting from external power and a water tap — ideal for container gardening or al fresco dining.

This is a home of considered proportions and quiet charm, well suited to those seeking architectural character with modern comforts, all within a country house setting. It has recently been redecorated and has brand new carpets, making it a truly "turn key" opportunity.

Gardens & Grounds...

Brook House is set within extensive communal grounds — a tapestry of sweeping lawns, mature trees, and carefully planted borders that reflect the estate’s storied heritage. These gardens offer residents a rare sense of seclusion and scale, punctuated by seasonal blooms and shaded corners ideal for quiet reflection or morning walks. The communal areas, both inside and out, are managed with sensitivity and attention, preserving the architectural integrity of the building while ensuring everyday convenience. The grounds are not merely ornamental but usable: they include one of the county’s oldest cricket grounds as well as a tennis court. There is a residents parking area to the front. There are also two sheds/bike stores allocated to the property.



Out & About...

Brook House is a Victorian manor house and the former residence of the Stephenson Clarke family who went on to establish Borde Hill garden, situated on Hammingden Lane on the southern side of Highbrook which is to the east of Ardingly one of the area's most desirable villages. Hayward Heath provides mainline rail services for commuters to London (ca. 47 minutes to Victoria) or international travellers via Gatwick Airport. Brook House is surrounded by some of the best countryside in West Sussex. The excellent Cat Inn pub in West Hoathly is reachable via public footpaths, ideal for a weekend lunch. Nearby schools include St Peter's C of E primary school (1.8m), Ardingly College (2.1m), Tavistock & Summerhill (3.4m) and Great Walstead (4.1m). Also nearby are the Royal Botanical Gardens at Wakehurst Place and the South of England Showground a vibrant 150 acre estate that hosts a range of concerts and events throughout the year, including the famous 'South of England Show'. The Ardingly Water Reservoir offers good walking, sailing, canoeing, windsurfing and fishing.

The Specifics...

Title Number: WSX346455
Tenure: Leasehold - Share of Freehold (1/12th)
Local Authority: Mid Sussex District Council
Council Tax Band: B
Lease: 125 years from 1 April 1994 (93 years unexpired)
Service Charge for the previous 6 month period = £2,650.79 (broken down in following split: £2,287.08 Main House; £236.40 Gardens; £83.41 Sewage/Waste; £43.90 Road)

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

