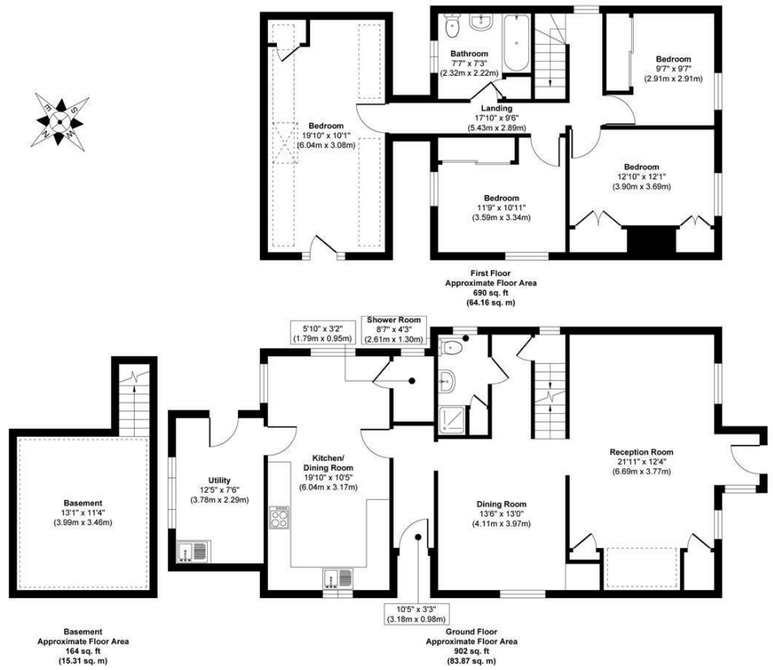
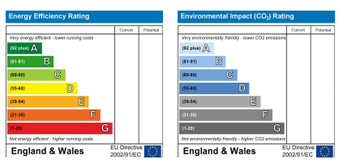


Approx. Gross Internal Floor Area 1756 sq. ft / 163.34 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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VIEWING BY APPOINTMENT WITH PSP HOMES
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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.

BRITISH PROPERTY AWARDS 2022
GOLD WINNER
PSP HOMES
SOUTH ENGLAND (OVERALL)

Briar Cottage, Haywards Heath Road, Balcombe, West Sussex, RH17 6PE

Guide Price £750,000 Freehold

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Briar Cottage, Haywards Heath Road, Balcombe, West Sussex, RH17 6PE

What we like...

* Utterly charming and immensely characterful detached cottage.

* Delightful position in the heart of Balcombe - a beautiful village with mainline rail station.

* Deceptively spacious accommodation of 1,754 sq ft with four bedrooms

* Pretty cottage garden and lovely rural views.

* No chain means a swift move is possible

Guide Price £750,000 - £800,000

Welcome to Briar Cottage

In the very heart of the sought-after village of Balcombe, Briar Cottage is a detached home brimming with character and history. Overlooking a central green and with approx. 1,756 sq. ft. of accommodation spread over three floors plus a basement, it's a house that offers space, flexibility, and an exciting opportunity for the next owners to modernise and create something truly special.

The front "chocolate box" façade lurs you in and as you step inside you're met with period charm: exposed beams, timber doors, and a wealth of original detail. The kitchen/dining room is the rustic heart of the home, with adjoining utility and easy flow to the courtyard garden. Two generous reception rooms, including one with an impressive inglenook fireplace, provide versatile living spaces, perfect for family life or entertaining. While perfectly comfortable as it is, the interiors are ready for updating, giving buyers the chance to add contemporary style to a traditional canvas.

The ground floor includes a shower room and access to the basement (13'1 x 11'4), ideal for storage, hobbies, or conversion to a wine cellar or snug (subject to permissions).

Upstairs, the first floor delivers four bedrooms, all full of character and natural light, alongside the family bathroom. The principal bedroom is particularly spacious at 19'10 x 10'11, while the further bedrooms offer flexibility for family, guests, or home working.

Step Outside

At the front, mature planting gives a welcoming first impression. To the rear, a private courtyard-style garden with trees and planting provides a leafy backdrop for al fresco dining or quiet retreat – a space with huge potential to landscape into a cottage-style haven. There is also a delipidated garage and we believe there is vehicular access along the side of the house to the garage.

Brilliant Balcombe

Briar Cottage 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 Balcombe Stores (great for every day essentials) , Jo.Co Portuguese Cafe, resident owned Half-Moon gastropub with it's own micro brewery (Balcombe Beer is a real hit!), Balcombe Club which hosts music & comedy evenings and brilliant food, St Mary's church, football & cricket 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
Title Number: WSX30043
Conservation Area: Yes - Balcombe, Mid Sussex
Listed: No
Available Broadband Speed: Superfast (up to 80mbps)
Garden Orientation: South-West
Local Authority: Mid Sussex District Council
Council Tax Band: F

We believe this information to be correct but recommend intending purchaser check 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.