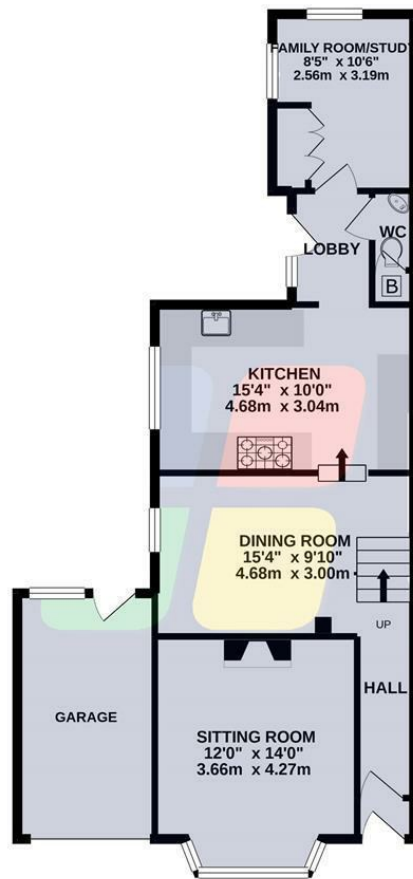


GROUND FLOOR  
749 sq.ft. (69.6 sq.m.) approx.

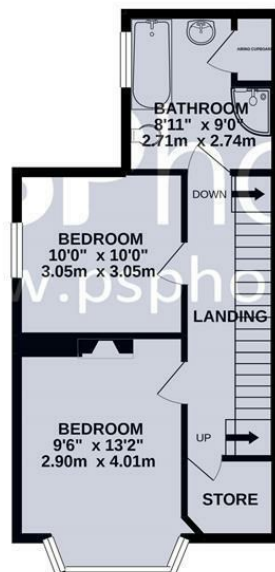


AREA EXCLUDES GARAGE

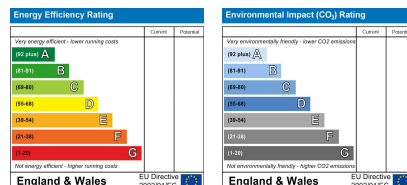
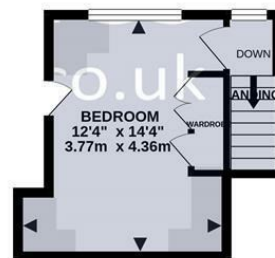
TOTAL FLOOR AREA: 1242sq.ft. (115.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



2ND FLOOR  
186 sq.ft. (17.3 sq.m.) approx.



2 Minette Cottage London Road, Balcombe, West Sussex, RH17 6HS

Guide Price £650,000 Freehold

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## 2 Minette Cottage London Road, Balcombe, West Sussex, RH17 6HS

### Things We Love...

Stunning elevated countryside views enjoyed from the principal bedroom and west-facing rear garden.

Exciting potential to create an impressive open-plan kitchen, dining and family room (STPP), perfect for modern living and entertaining.

Three generous double bedrooms, including a top-floor room with scope to create a luxurious principal suite with en-suite.

Approximately 120ft west-facing garden, ideal for enjoying afternoon sunshine and spectacular Sussex sunsets.

Prime Balcombe location, just a short walk from the mainline station, excellent village amenities and beautiful countryside walks.

### The House...

Occupying an enviable position in the heart of one of Mid Sussex's most sought-after villages, this handsome Victorian semi-detached home enjoys breathtaking far-reaching views across rolling Sussex countryside and presents an exceptional opportunity to create a forever family home. Owned by the current vendors since 2021, the property is rich in character, with bay windows, high ceilings, fireplaces and generous room proportions synonymous with its Victorian heritage.

The accommodation begins with a welcoming entrance hall leading into the elegant bay-fronted sitting room, where a wood-burning stove provides a cosy focal point for winter evenings. To the rear, the separate dining room creates a natural link between the living accommodation and kitchen, making it ideal for both everyday family life and entertaining.

The fitted kitchen offers granite worktops, excellent storage and delightful views over the rear garden, whilst beyond is a practical rear lobby with cloakroom/WC and a versatile family room or home office overlooking the garden—perfect for today's flexible lifestyles.

For those looking to create their dream home, this area offers particularly exciting potential. Subject to the necessary consents, the kitchen, dining room and family room could be reconfigured and extended across the rear of the attached garage to create a stunning open-plan kitchen, dining and family room. With large glazed doors opening onto the west-facing garden, this could become an incredible entertaining space, perfectly designed to capture the afternoon and evening sunshine whilst making the very most of the spectacular countryside backdrop.

The first floor provides two generous double bedrooms, served by a spacious family bathroom complete with both a bath and separate walk-in shower. A useful store room offers excellent practicality and could, if desired, be incorporated into the accommodation as a dressing room, study or additional bathroom.

Occupying the entire second floor, the impressive principal bedroom enjoys panoramic views stretching across Balcombe's beautiful wooded valley and surrounding countryside. Subject to the necessary works, there is excellent potential to add an en-suite, creating a luxurious principal suite that takes full advantage of the elevated position and outstanding outlook.

### Step Outside...

The rear garden extends to approximately 120ft and enjoys a highly desirable westerly aspect, bathing the garden in afternoon and evening sunshine. Offering a wonderful blank canvas, it presents the perfect opportunity to create an exceptional outdoor entertaining space, all whilst enjoying the stunning countryside views that form such a memorable backdrop to the home.

Whether relaxing with family, hosting summer barbecues or simply unwinding after work, the peaceful setting and spectacular outlook make this garden a truly special place to spend time.

To the side of the property is an attached garage, whilst driveway parking is provided to the front.



### The Location...

Balcombe is widely regarded as one of Sussex's finest commuter villages, effortlessly combining outstanding transport connections with the charm and community spirit of quintessential English village life. Positioned within easy reach of the village's mainline railway station, the property offers direct services to London Victoria, London Bridge, Gatwick Airport and Brighton, making it a superb choice for commuters seeking the perfect balance between town and country. Despite its excellent connectivity, Balcombe has retained its strong village identity. At its heart are a highly regarded primary school, traditional village pub, tea rooms, village store, church, sports clubs and an active calendar of community events, creating a warm and welcoming atmosphere for families and professionals alike.

Surrounded by some of the most beautiful countryside in Mid Sussex, the village offers endless opportunities for walking, cycling and exploring, with Balcombe Lake and nearby Ardingly Reservoir providing scenic trails, watersports and wildlife right on the doorstep. Haywards Heath and Crawley are both within easy reach, offering extensive shopping, leisure facilities and additional transport links, whilst the A23/M23 provides convenient road access to London, Gatwick and the south coast. Families are exceptionally well catered for with the highly regarded Balcombe CE Primary School, excellent nearby secondary schools and an impressive selection of respected independent schools including Ardingly College, Worth School, Handcross Park and Great Walstead.

It is little surprise that Balcombe continues to be one of Mid Sussex's most desirable villages. The combination of outstanding commuter links, beautiful countryside, an excellent sense of community and exceptional schooling creates a lifestyle that is increasingly difficult to find.

### Information...

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: E

EPC Rating: D

These particulars are intended only as a guide and must not be relied upon as statements of fact. All measurements are approximate. Buyers are advised to satisfy themselves by inspection or otherwise as to the correctness of each statement. Services, appliances and equipment have not been tested by PSPhomes and no guarantee as to their operating ability or efficiency is given.

