



**Flat 2 Victory Hall Stockcroft Road, Balcombe, West Sussex, RH17 6HP**

**£1,250 Per Calendar Month**

**PSP**homes

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**TWO BEDROOM spacious flat available & located in the heart of Balcombe Village close to Balcombe station, local pub and above the popular Balcombe Club. Offered unfurnished and available now. Monthly rent includes Gas and Water. EPC Rating D**

**The Property**

The kitchen comprises fitted units and comes with electric hob and oven and washing machine.

The spacious living room overlooks the side of the property with far reaching views.

A double bedroom with large window and a good sized second bedroom.  
Fully fitted bathroom.

**Outside**

The flat offers plenty of parking and communal garden.

**Location**

The property is situated on Stockcroft Road within walk of village facilities including numerous shops and stores, tea room, village pub, village club, church, primary school and the mainline train station which provides services to London, Brighton and Gatwick Airport.

**Information**

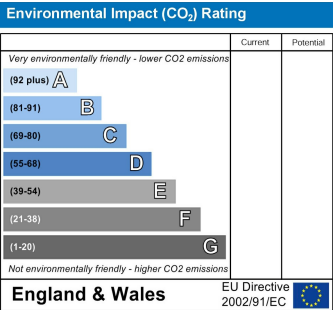
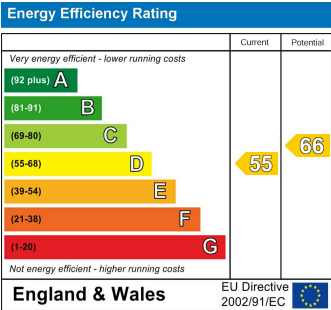
Council Tax Band A £1570.14 for 2025/2026  
EPC Rating "D"

**Permitted Fees:**

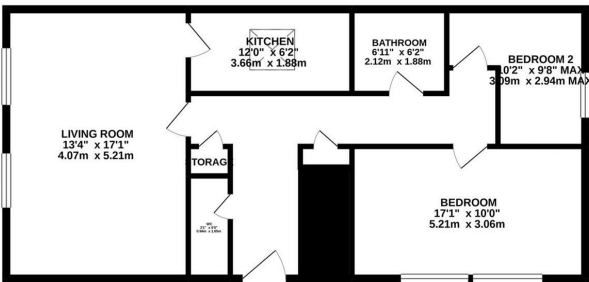
Holding deposit - one weeks rent £288.46  
Deposit - five weeks rent £1442.30

The holding deposit will be refunded against the first month's rent but can be retained if the applicant withdraws from the property, fails the reference checks due to false or misleading information or fails the Right to Rent checks.

The monthly rent includes both water and gas. The tenant is responsible for the electric and Council Tax.



GROUND FLOOR  
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA: 805 sq.ft. (74.8 sq.m.) approx.  
Plans for guidance purposes only. Property measurements taken from measurements personally made with a laser measure.

**PSPhomes**

VIEWING BY APPOINTMENT WITH PSP HOMES  
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999  
[www.psphomes.co.uk](http://www.psphomes.co.uk)

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Property details are issued as a general guide only and may not form any part of an offer or contract. We recommend that intending purchasers check details personally.