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

**£1,300 Per Calendar Month**

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**TWO BEDROOM spacious first floor flat available & located in the heart of Balcombe Village close to Balcombe station, local pub and the popular Balcombe Club. Offered unfurnished and available from the 9th November 2026.**
**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 the 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 £1646.04 for 2026/2027
EPC Rating "D"

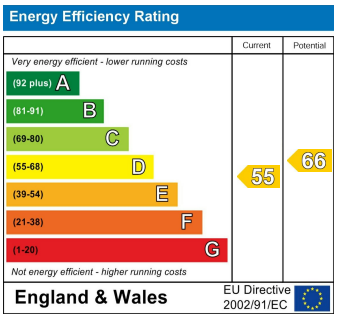
Permitted Fees:

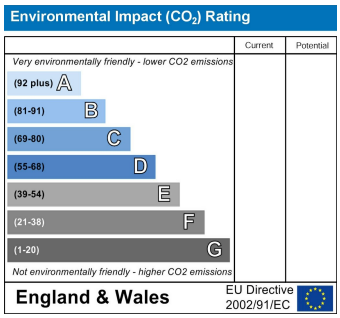
Holding deposit - one weeks rent £300.00
Deposit - five weeks rent £1500.00

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.

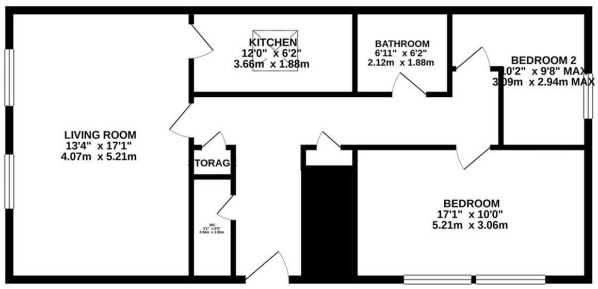
PHOTOS TAKEN NOVEMBER 2021

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 illustration purposes only. Intending purchasers should check measurements personally.
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VIEWING BY APPOINTMENT WITH PSP HOMES
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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.