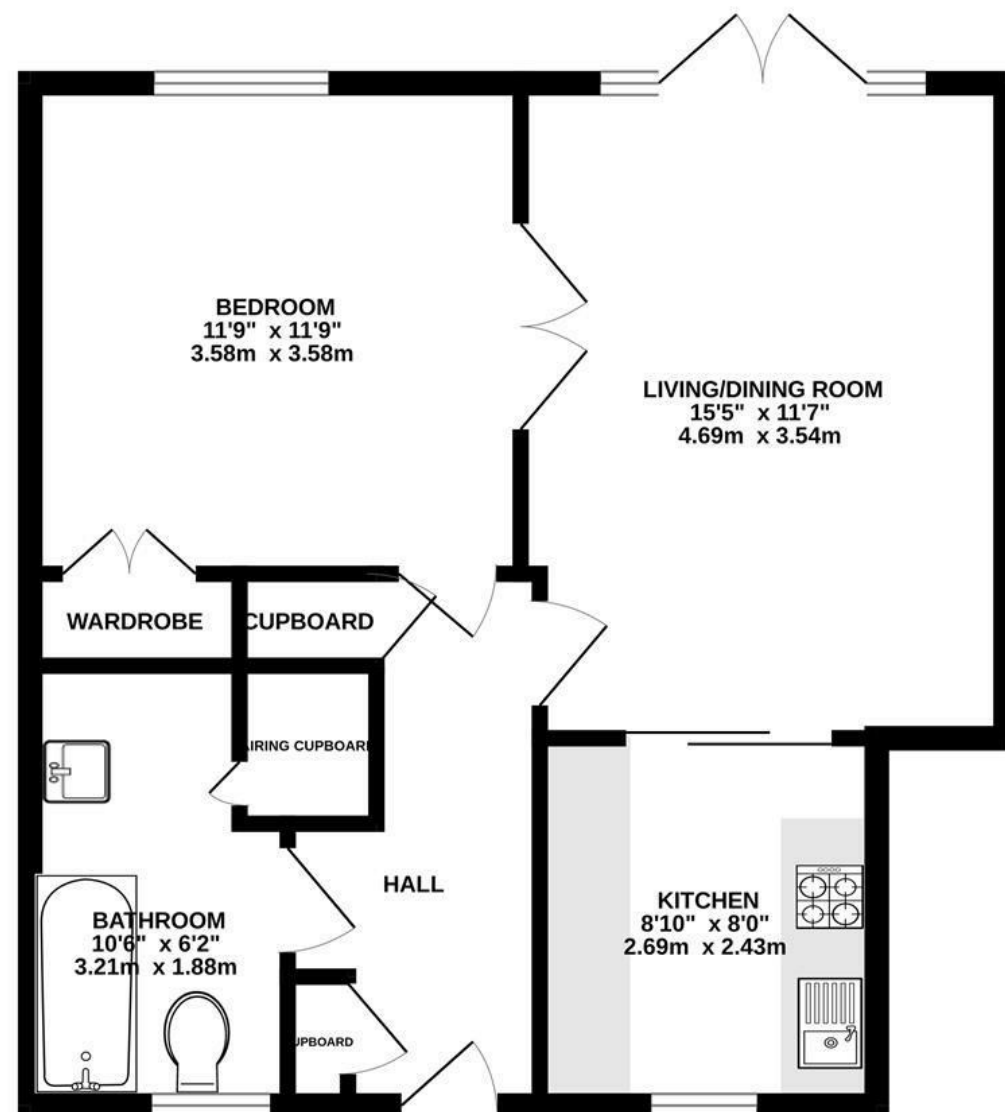
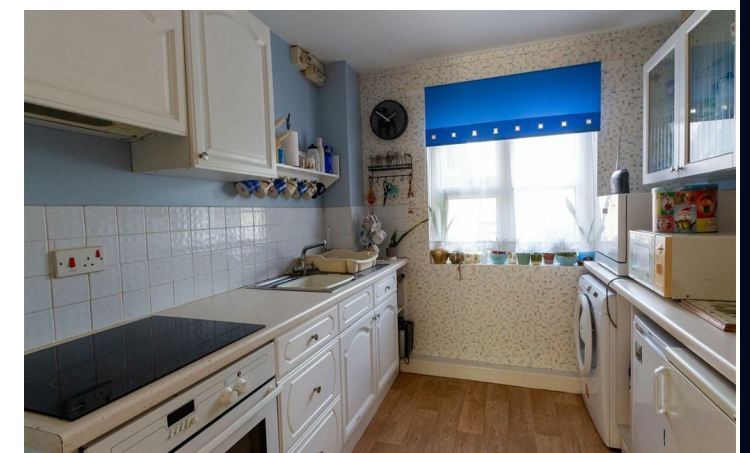
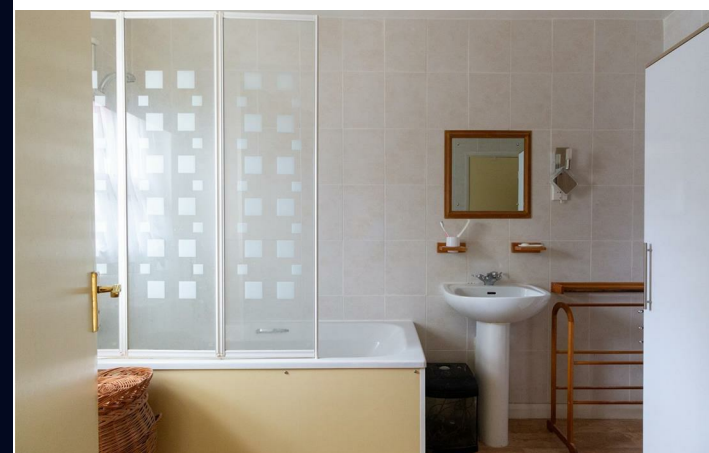
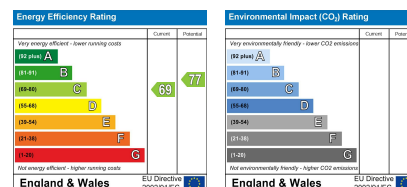




TOTAL FLOOR AREA : 545 sq.ft. (50.6 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
Made with Metropix ©2025

GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



5 Wilton Villas Bretts Orchard, Balcombe, Haywards Heath, RH17 6PL

Asking Price £140,000 Share of Freehold

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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.

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5 Wilton Villas Bretts Orchard, Balcombe, Haywards Heath, RH17 6PL

What we like...

- * Tucked away position.
- * Ground floor with direct access to the south facing communal gardens.
- * Long lease and minimal maintenance charges.
- * Perfect for someone with family in the village.

The Apartment. . .

A one bedroom ground floor apartment for the over 60s, situated in a pleasant tucked away location, within the sought after village of Balcombe. The property has its own private entrance, sitting/dining room with 'French doors' onto south facing patio & communal garden, fitted kitchen, good size double bedroom with fitted wardrobe and a large bathroom. There are interconnecting doors between the bedroom and living room which allow a more open living space, if desired.

Additional benefits include electric heating, lovely communal gardens to the rear, communal parking to the front, the remainder of a 999 year lease and minimal maintenance charges. An internal viewing is highly recommended.

The Location. . .

Wilton Villas is a small development designed for retired yet active residents over 60 years of age, who wish to live in a village setting, located on Bretts Orchard, which lies off of Haywards Heath Road within the sought after village of Balcombe.

Village facilities include convenient shops and stores, tea room, village pub, social club, church, sports clubs, primary school and the mainline train station (which provides services to Haywards Heath, London, Brighton and Gatwick International Airport).



Haywards Heath and Crawley offer more extensive shopping and leisure facilities in addition to further mainline railway stations (Haywards Heath to Victoria/London Bridge in approximately 47mins). By road, access to surrounding areas can be gained via the M23 which lies approximately 4.5 miles to the west at Handcross or north at Maidenbower.

Balcombe is surrounded by beautiful Sussex countryside. To the east are Balcombe lake & Ardingly Reservoir with their variety of footpaths, bridleways and angling facilities.

Further Information. . .

Tenure: Leasehold with 1/10th of the freehold

Lease: 999 years from 1987

Council Tax Band: B

Maintenance: Arranged in house, equally split between the 10 apartments.

Sinking fund: £25 pm

Ground Rent: None

