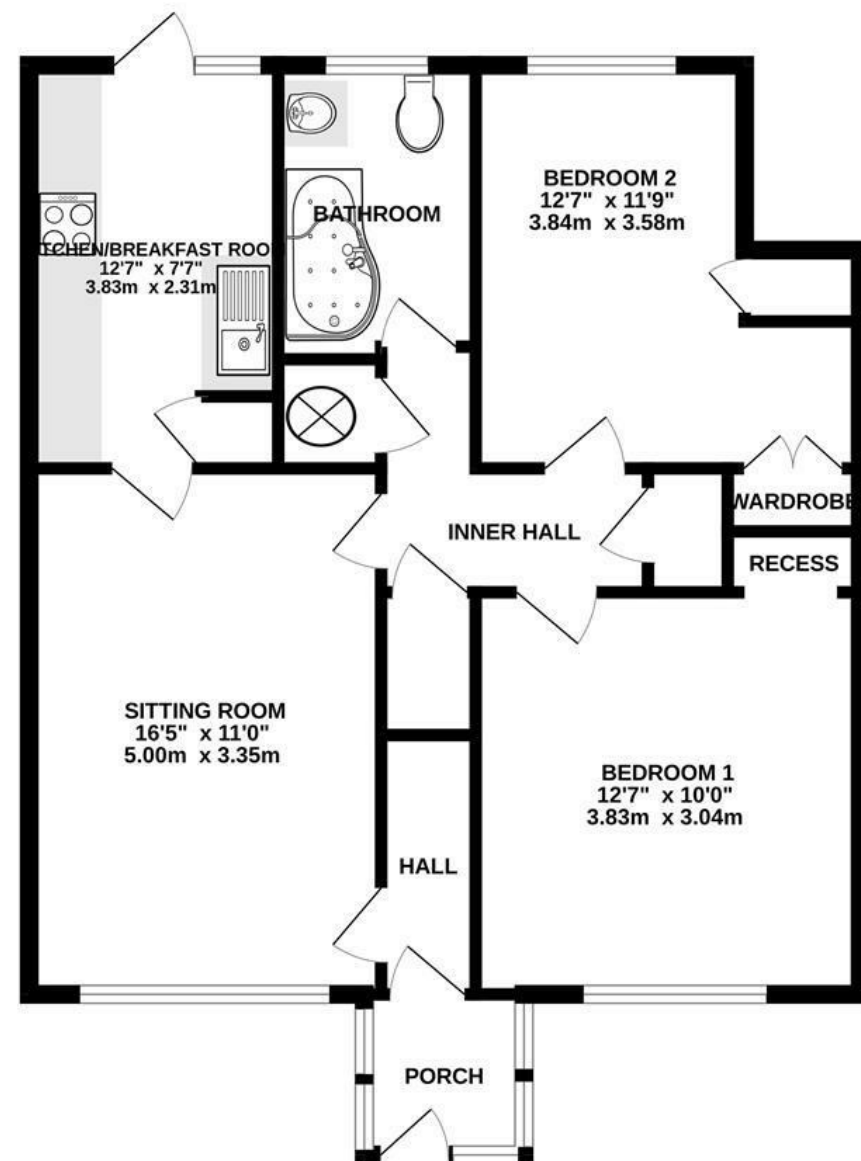
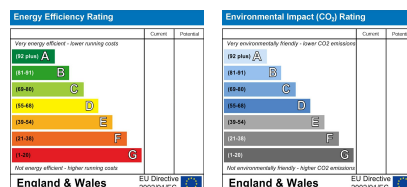


GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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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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.



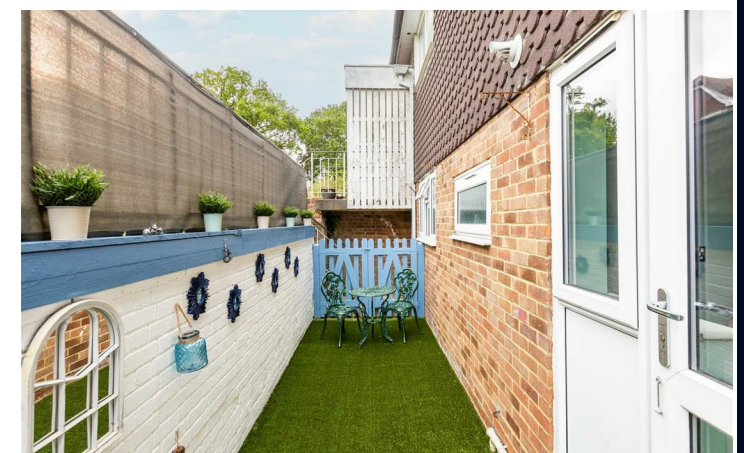
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What we like...

- * Really spacious and generous sized apartment.
- * Beautifully presented with modern kitchen and bathroom.
- * Private entrance and access to outside space.
- * Prime location in sought-after Balcombe close to village's mainline station.

Welcome Home...

If you're looking for a village apartment, with access to outside space, and easy access to a mainline station then this excellent ground floor flat in the brilliant village of Balcombe could be just the one you've been waiting for.

A private entrance leads into a handy porch and then a further hall with storage for shoes & coats. The sitting room is a really generous sized room with full height window that overlooks a leafy green to the front. The panelling and fireplace add a touch of character which makes this an inviting space.

The kitchen lies off of the living room, meaning you're always connected with guests when entertaining. The kitchen itself is sleek & stylish with grey gloss units, integrated fridge/freezer, oven and dishwasher and space for a dining table. A door leads out to the courtyard garden area providing space for a small table & chairs.

Both bedrooms are generous doubles. The second bedroom is beautifully decorated with tasteful panelling beyond the headboard and plenty of fitted storage space. The main bedroom is an excellent double and overlooks the front.

One huge advantage is the vast amount of deep, built in storage space with six fitted cupboards. The home is also fully double glazed, has upgraded electrics and has gas fired central heating (boiler is 6 years old and enjoys the remainder of 10 year warranty).

There is ample, unrestricted, on street parking for residents.

Brilliant Balcombe...

Jobes is a peaceful close in the heart of Balcombe. The village station is within short walking distance and provides regular mainline Thameslink services to London Bridge, Blackfriars, City Thameslink, Farringdon & St Pancras. Village facilities include numerous shops and stores, Jo.Co coffee shop, Half Moon Inn village pub, Balcombe social club, church, sports clubs, primary school and the mainline train station providing links to London, Gatwick Airport and Brighton. Haywards Heath and Crawley offer more extensive shopping and leisure facilities in addition to mainline railway stations (Haywards Heath to Victoria or London Bridge both approximately 47mins). By road, access to surrounding areas can be gained via the A23(M) 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. 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 Worth School and Handcross Park, Ardingly College, Great Walstead and Burgess Hill School for Girls are all easily accessible.

The Specifics...

Title Number: WSX110706
Tenure: Leasehold
Lease: 125 years from 19 January 1987 (86 years unexpired)
Service Charge: £300 p.a.
Ground Rent: £10 p.a.
Managing Agents: Clarion
Local Authority: Mid Sussex District Council
Council Tax Band: C
Available Broadband Speed: Superfast

We believe this information to be correct but recommend intending buyers check details personally.

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.

