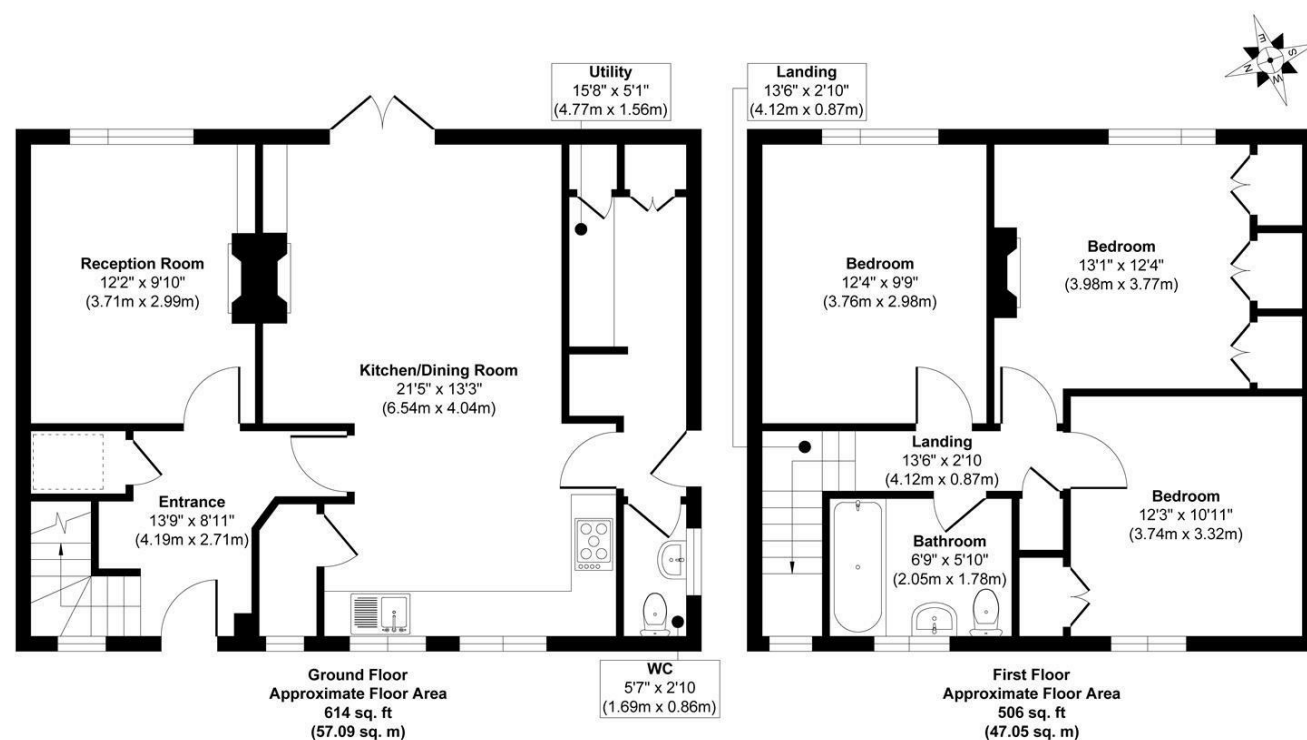
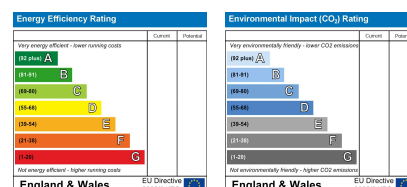




Approx. Gross Internal Floor Area 1120 sq. ft / 104.14 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



49 Newlands, Balcombe, West Sussex, RH17 6JA

Guide Price £550,000 Freehold

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49 Newlands, Balcombe, West Sussex, RH17 6JA

What we like...

- * Charming 1950s semi-detached home in a prime elevated position with woodland views, just a short walk from Balcombe’s mainline station (ideal for London or Brighton commuters).
- * Stylish and flexible living spaces, including a cosy sitting room with log burner and a bright open-plan kitchen/dining/family room with French doors to the garden.
- * Three genuine double bedrooms, all with leafy outlooks, and a modern family bathroom; main bedroom includes built-in storage.
- * Extensively updated with full rewiring, replumbing, and a recently installed boiler—ready for modern living.
- * Spacious, boarded loft with lighting and ladder access, offering excellent potential for conversion (STPP).

The House...

Tucked away in a sought-after position in the heart of Balcombe, this beautifully presented 1950s tile-hung semi-detached home effortlessly blends classic character with contemporary comfort. Thoughtfully updated by the current owners, the property enjoys a commanding elevated setting with glorious views over surrounding woodland, while being just a short stroll from Balcombe’s mainline station—ideal for commuters heading into London or Brighton.

Inside, the home offers flexible and well-proportioned accommodation, perfectly suited to modern family life. The welcoming sitting room with log burner, perfect for cosy evenings in. While the remaining of the ground floor accommodation offers a stunning open-plan kitchen/family/dining room. Sleek, stylish, and filled with natural light, this is a fantastic space for everyday living and entertaining alike, with French doors opening directly onto the garden for seamless indoor-outdoor flow. A separate, neatly tucked-away utility room keeps the practicalities out of sight.

Upstairs, you'll find three genuine double bedrooms, each enjoying peaceful green outlooks, the main bedroom benefiting from built in storage. and all served by a modern and well-appointed family bathroom.

The property has also benefited from significant behind-the-scenes upgrades in recent years, including full rewiring, replumbing, and a new boiler—ensuring peace of mind for years to come.

The large loft is already boarded with ladder access and lighting, presenting clear potential for conversion (subject to necessary consents), whether you dream of a home office, guest suite, or fourth bedroom.

Step Outside...

To the front of the house, a well-maintained garden sets a welcoming tone, with neatly edged lawns and attractive planting offering immediate kerb appeal. There's vast potential here to create off-road parking for multiple vehicles, as many neighbouring properties have done—ideal for modern family living or visiting guests.

Around the property, the beautifully landscaped wrap-around gardens are a true highlight, designed to provide both tranquillity and functionality. The generous lawns are perfect for children to run and play freely, while the raised, decked terraces create a stunning backdrop for summer al fresco dining, evening drinks, or weekend entertaining.

Mature trees and well-established borders brim with ornamental shrubs, offering bursts of colour and interest throughout the year. Tucked-away seating areas provide peaceful spots to unwind, and the natural layout ensures privacy and a sense of seclusion rarely found in such a convenient location.



Out & About...

Newlands is a sought-after residential road perfectly positioned between Oldlands Avenue and London Road, just a short stroll from Balcombe’s mainline station—offering swift connections to London Victoria (approx. 46 mins), London Bridge (approx. 40 mins), and Brighton (approx. 26 mins). The village centre is also within easy reach, placing everyday essentials and local charm right on your doorstep.

Balcombe itself is a thriving and picturesque village, home to a range of local amenities including convenience shops, a cosy tea room, the popular Half Moon pub—proudly owned by the village community—and a friendly social club. There’s also St Mary’s Church, several active sports clubs, and the highly regarded Balcombe C of E Primary School. For a wider array of shopping, dining, and leisure options, both Haywards Heath and Crawley are just a short drive away, each with their own mainline stations providing further access to central London in under 50 minutes.

Commuters and weekend explorers will appreciate the proximity of the M23, approximately 4.5 miles west at Handcross or north via Maidenbower, offering excellent road links to Gatwick, London, and the South Coast.

Surrounded by the breath-taking Sussex countryside, Balcombe is a haven for nature lovers. To the east lie the tranquil waters of Balcombe Lake and Ardingly Reservoir, both offering scenic walking trails, bridleways, and opportunities for fishing. The area is also known for its excellent educational options in both the state and independent sectors, with a dedicated school bus service running through the village to Warden Park Secondary School in nearby Cuckfield.

The Specifics...

Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax Band: D
Available Broadband Speed: Superfast Fibre

We believe this information to be correct and it has been provided in good faith, but we cannot guarantee its accuracy and recommend any intending buyer check personally.

NB - Anti Money Laundering Obligations

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.

Guide Price £550,000 - £575,000

