



10 London Road, Balcombe, West Sussex

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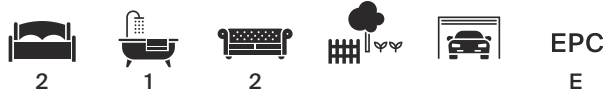


# 10 London Road, Balcombe, West Sussex

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An attractive semi-detached period property with lawned gardens, garage and a detached workshop. The property is located in a convenient position, close to amenities and mainline stations, and enjoys wonderful views over the surrounding countryside.

Balcombe station 1.3 miles (London Bridge from 40 minutes).  
M23 (J10A) 2.6 miles. Crawley 5 miles. Haywards Heath station 5.6 miles (London Bridge/Victoria from 44 minutes).  
Gatwick Airport 7 miles. East Grinstead 7.6 miles. M25(J7) 13.6 miles. Tunbridge Wells 21 miles. Brighton 21 miles. Central London 35 miles. (All times and distances approximate)



**Tenure:** Freehold

**Local authority:** Mid Sussex District Council, Tel. 01444 458166

**Council tax band:** D

**Services:** Mains water and electricity. Oil-fired heating. Mains drainage.

## The Property

10 London Road is an attractive semi-detached period property with red tile hung upper elevations under a pitched roof. The house is accessed from a door to the side leading into a reception hall. The principal living room is at the front of the house and has a fireplace with brick surround. There is an additional reception/dining room at the rear as well as the kitchen which has a range of fitted wall and base units, integrated appliances and a door leading through to a useful utility room. On the first floor there are two bedrooms as well as a family bathroom.

Outside, the property enjoys wonderful views over the surrounding countryside. At the front there is a small lawned garden and, to the rear, a detached timber built garage with storage room attached. There is also a detached brick built workshop with attached storage as well as a lawned rear garden.

## Situation

The property is situated in a convenient position on the edge of the popular village of Balcombe, within the High Weald of Sussex Area of Outstanding Natural Beauty. Balcombe village offers a good range of local amenities serving day to day needs with shops, a community owned public house, village hall, 13th century parish church and mainline railway station. A more comprehensive range of amenities are available at the larger centres of Haywards Heath, Crawley and East Grinstead. There is an excellent choice of schools in the area including Balcombe C of E Primary School, Warden Park Academy (Cuckfield), Cumnor House (Danehill), Brambletye (East Grinstead), Great Walstead (Lindfield), Roedean (Brighton), Hurstpierpoint College, Ardingly College, Burgess Hill (Girls), Worth School and Handcross Park (Haywards Heath). Leisure and recreational facilities include golf at the Mid Sussex, The East Sussex National Course, Lewes, Piltdown and numerous other courses in the area; racing at Plumpton, Brighton, Lingfield and Goodwood; sailing, fishing and water sports at Brighton, Newhaven, Eastbourne and Chichester marinas as well as Ardingly and Weirwood Reservoirs; show jumping at Hickstead; opera at Glyndebourne; walking and riding in the surrounding countryside including The South Downs National Park and Ashdown Forest.





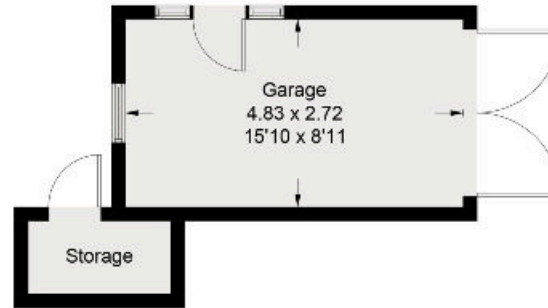
### Approximate Gross Internal Floor Area

**House: 81.6 sq m / 878 sq ft**

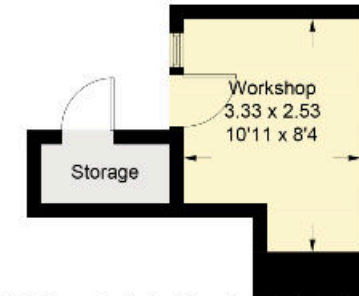
**Outbuildings (inc garage): 24.5 sq m / 264 sq ft**

**TOTAL: 106.1 sq m / 1142 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.



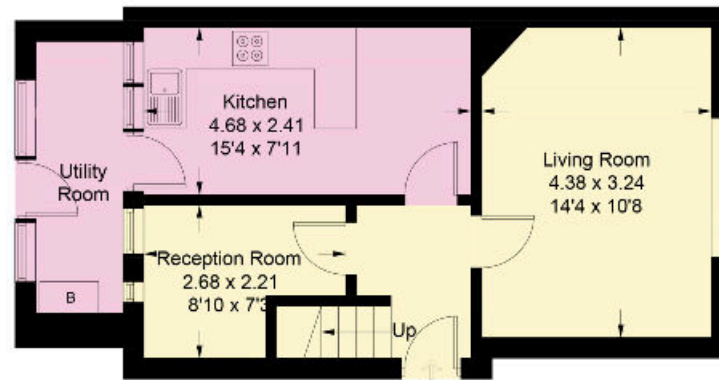
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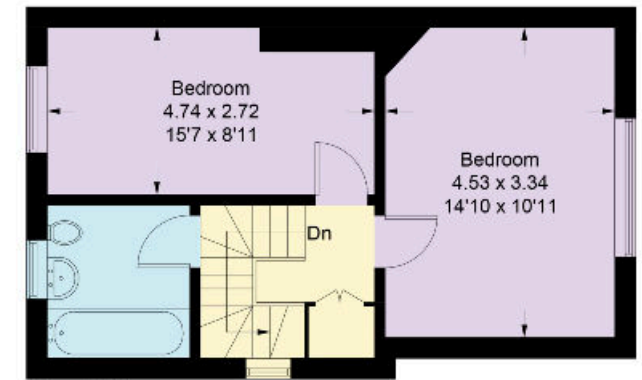
(Not Shown In Actual Location / Orientation)

### Directions (RH17 6PZ)

From the M25, exit at Junction 7 onto the M23 heading south (towards Gatwick and Brighton). Exit the M23 at Junction 10A heading towards Cuckfield/Brighton on the B2036. Continue on the B2036 for approximately 2.2 miles, towards the village of Balcombe, and the property will be found on the left-hand side. Please note: parking is available to the rear of the property.



**Ground Floor**



**First Floor**

floorplansUsketch.com © (ID1030387)

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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