



14 LONDON ROAD, BALCOMBE



14 London Road
Balcombe
Nr Haywards Heath
West Sussex
RH17 6PZ

GUIDE PRICE £340,000

A brick and tile semi detached house requiring some modernisation and improvement

**Kitchen • Conservatory • Sitting room
2 Bedrooms • Box room • Bathroom
Colourful garden with greenhouse
Summer house • Outbuildings
Off road parking**

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SITUATION

The property is just to the north of the popular Sussex village of Balcombe with its wide range of facilities, clubs and associations and also the excellent transport connections, including a main line station and a Primary School. Crawley and Haywards Heath are 5 and 6 miles respectively and Gatwick is 7 miles. Secondary schooling is available in East Grinstead and Haywards Heath.

DESCRIPTION

14 London Road is a semi-detached estate cottage having brick elevations with hanging tiles over under a tile pitched roof.



The front door opens into a hallway, with stairs rising, and doors off to the **Sitting Room**, with ceiling fan and an open fireplace, well fitted **Kitchen, Bathroom** and **Conservatory** looking out over the terrace and rear garden. On the first floor, stairs lead up from the hall to **2 Bedrooms** and a **Box room**. Internal photographs are available on our website.

The boundary of the property is shown outlined in red on the separately attached sale plan. There will be a shared right of way over the purple land with or without cars, a right to park no more than two cars on the land outlined in yellow and a right of way on foot only along the green land.

OUTSIDE

To the front a shared access gate opens into the small front garden, and the front door, which extends round the side to a **large rear garden** full of colour and flowering shrubs and beds together with a **summer house** and **greenhouse**. The garden is mainly laid to lawn and beside the conservatory is a useful terrace. A useful group of **outbuildings** offers good storage and workshop facilities.

NOTE: You cannot park in front of the cottage. A right to park two vehicles in the communal parking area off London Road will be granted.

FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale.

The fitted carpets are included together with such white goods are in the property but unwarranted.

TENURE AND POSSESSION

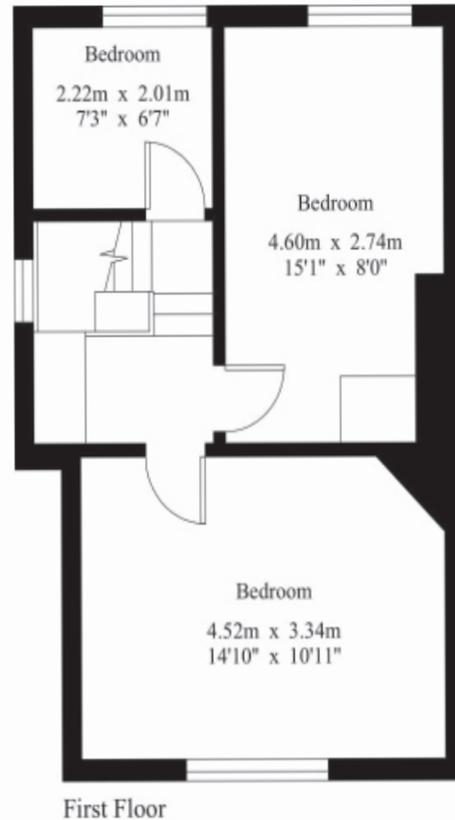
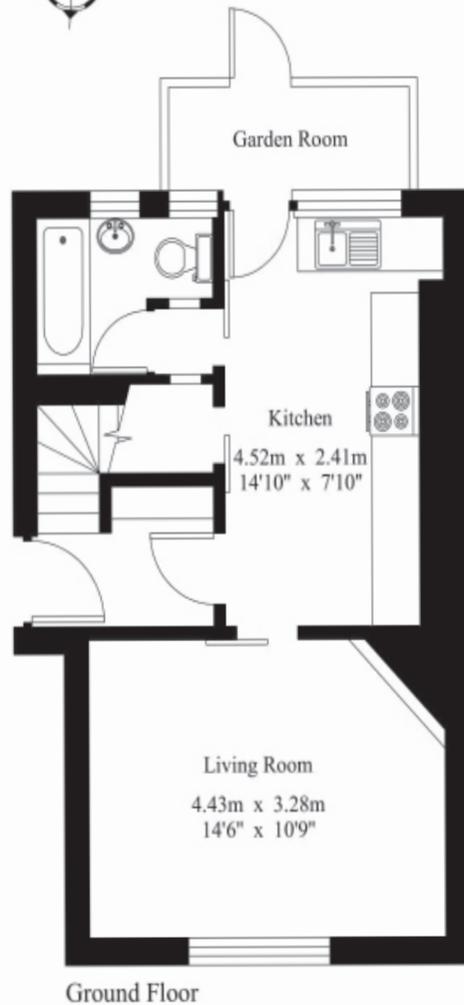
The property is freehold with vacant possession on completion.





14 London Road

Gross Internal Area : 81.7 sq.m (879 sq.ft.)



VIEWING

Strictly by confirmed timed appointment only with the agents only. Please enter the driveway and parking area as shown on the plan - then remain in your car until invited in. Please do not arrive early as accompanied viewings can only be carried out individually. No more than two people living together may view and no accompanying children please.

SERVICES (not tested and therefore not warranted)

Mains water, electricity and drainage are connected to the property. The property is heated by electric storage heaters.

LOCAL AUTHORITIES

West Sussex County Council (01243 771100)
Mid Sussex District Council (01444 458166)

Council Tax Band D (£1,897.99 - 2020/21)
EPC Band 'E' (47)

DIRECTIONS (RH17 6PZ)

From Turners Hill heading south turn off immediately after, or from Balcombe heading north, immediately before 11 London Road and into the private car park. Please park considerately. Please wait in your car for the agents to invite you to the property.

For Identification Purposes Only.

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