

34 Newlands,
Balcombe, RH17 6JA

Mark Revill & Co

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Guide Price £550,000 Freehold

This traditionally built three bedroom family home has been well maintained and thoughtfully improved by the current owners, providing spacious and well presented accommodation arranged over two floors and enjoying a pleasant, set back position away from the road. The well arranged accommodation offers generous room proportions and comprises an entrance hall, a comfortable sitting room with feature fireplace housing a woodburning stove and patio doors opening onto the garden. The stylish refitted kitchen provides an excellent range of storage units and built-in appliances, opening through to a separate dining area with ample space for a large family table and chairs. There is also a useful utility room incorporating a ground floor shower room. To the first floor are three well-proportioned bedrooms and a refitted family bathroom fitted with a white suite. Further benefits include replacement double glazed windows and gas fired central heating. Outside, an enclosed front garden features a pathway leading to the entrance, with established high hedging providing a good degree of privacy. Gated side access leads through to the attractive rear garden, which has been thoughtfully arranged with mature flower beds, established shrubs, a patio seating area and central lawn. At the far end of the garden is a further patio area and a recently constructed timber garden office/studio, complete with internal storage, power and lighting. A further pathway and gate provide access to a private driveway at the rear, offering valuable off-road parking.

Situated within the highly regarded and sought after village of Balcombe, the property is conveniently positioned within a short walk of the mainline railway station, which provides a regular service to central London, with London Bridge reachable in approximately 40 minutes. Balcombe is particularly well known for its strong village community and excellent range of local amenities, including a village hall and social club, village owned public house, village shop, tea room, tennis courts, bowling green, cricket ground, historic parish church and a well-regarded primary school and nursery. The village is also surrounded by beautiful Sussex countryside, with the nearby lakes and woodland walks providing an attractive setting for outdoor pursuits. The larger town of Haywards Heath is approximately five miles to the south, offering a comprehensive range of shopping, leisure and recreational facilities, restaurants and both Sainsbury's and Waitrose supermarkets. The towns of Crawley (approximately seven miles) and Horsham (approximately eleven miles) are also within easy reach. For the commuter, the M23 at Junction 10a is approximately 3.5 miles away, providing convenient access to the wider motorway network and Gatwick Airport, approximately 8.6 miles distant.









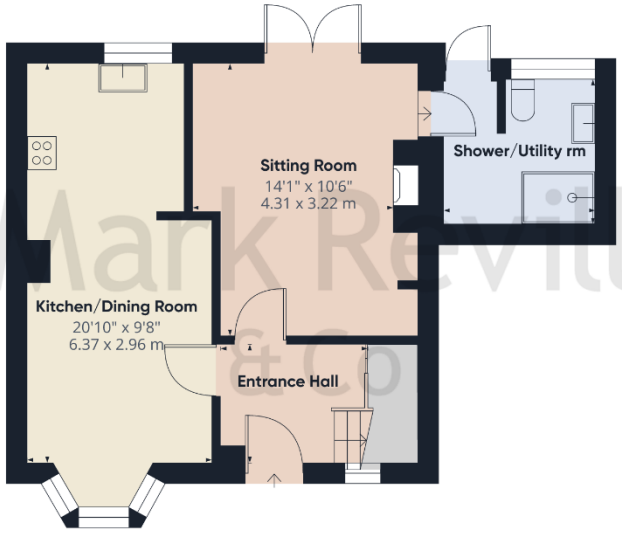




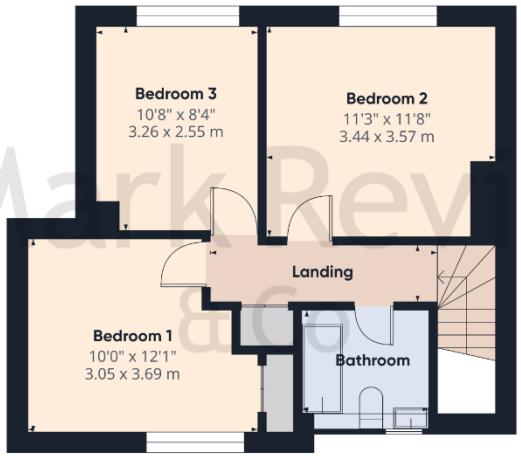








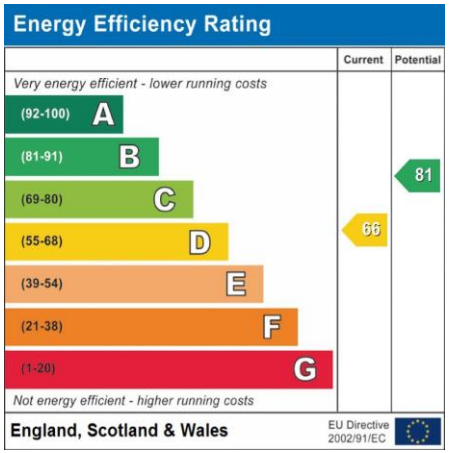
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area(1)

915 ft²

85.1 m²

Council Tax Band D

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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