



## Hollow How

Stockcroft Road, Balcombe, West Sussex. RH17 6LN



Mark Revall & Co



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£575,000

Hollow How is an individual detached bungalow built in 1947 with later additions set on a prominent corner site in this highly desirable village location. The bungalow offers bright and spacious accommodation having the benefit of double glazed replacement windows throughout, gas central heating and incorporates 3 bedrooms, bathroom, a good size living room, separate dining room and a kitchen. There is a good size attached garage (16'8 x 15'6) approached by a private drive and turning area with a five-bar entrance gate and the gardens extend to about 60 feet in width with a depth at the front of 53 feet and to the rear of 22 feet. There is excellent scope for an extension or enlargement, subject to obtaining the usual planning consents.

Situated on the corner with Victoria Road in this highly sought after village close to a local shop, inn, social club, historic parish church, nursery and primary school and just a short walk to the mainline railway station offering an excellent service to central London (London Bridge 38 minutes, Victoria 47 minutes). There are





several footpaths in the vicinity providing a natural venue for beautiful countryside walks. Haywards Heath lies just under 5 miles to the south providing a wide range of shops, an array of restaurants, a modern leisure centre and several well regarded schools. Gatwick Airport is 9.8 miles to the north, Horsham is about 11 miles, Crawley 7 miles and the M23 (Junction 10A) is just 3.5 miles to the north providing a direct route to the motorway network.

**Fully Enclosed Double Glazed Entrance Porch** Double glazed sliding door and side screen, double glazed front door. Double glazed door to:

**Hall** Hatch with pull down ladder to **large mostly floor boarded loft space** with light point. Built-in coats/storage cupboard. Electric meters. Built-in airing cupboard housing pre-insulated hot water tank and slatted shelving. 2 large built-in shelved storage cupboards with cupboards over, further large built-in double shelved storage cupboard with cupboards over. Telephone point. 2 radiators.

**Living Room** 14'9" x 14'1" (4.50m x 4.29m) Tiled fireplace and hearth with fitted gas fire. TV aerial point. 3 wall light points. Double glazed window. 2 radiators.

**Dining Room** 9'6" x 7' (2.90m x 2.13m) Double glazed window. 2 radiators. (one skirting). Glazed sliding door to:

**Kitchen** 9'6" x 7' (2.90m x 2.13m) Stainless steel sink with drawer and cupboard under. Recess for cooker with gas point, adjacent shelved base unit and cupboard. Worktop with cupboards under. Wall cupboards. Double glazed window. Part tiled walls. Vinyl flooring. Double glazed door to:

**Rear Lobby** Built-in shelved storage cupboard. Polycarbonate ceiling. Double glazed window and door to outside.

**Bedroom 1** 12'2" x 11' (3.71m x 3.35m) Double glazed window. Radiator.

**Bedroom 2** 12'10" x 9'9" (3.91m x 2.97m) Range of fitted furniture comprising double wardrobe, cupboard over central chest of drawers, mirror and high level cupboard over, adjacent wardrobe with cupboard over. Double glazed window. Radiator.

**Bedroom 3** 9'11" x 9'7" (3.02m x 2.92m) Double glazed window. Radiator.

**Bathroom** Suite comprising bath with mixer tap, pedestal basin and low level wc. Double glazed window. Radiator. Part tiled walls. Vinyl flooring.

## OUTSIDE

**Attached Garage** 16'8" x 15'6" (5.08m x 4.72m) Up and over door. Range of fitted worktops with cupboards and drawers under, range of wall cupboards. Plumbing for washing machine. Wall mounted gas boiler. Hatch to additional **loft space** with light point. Door to rear garden.

**Private Drive and Turning Area** Offering parking for 4 vehicles. Approached by a 5 bar entrance gate.

**Front Garden** About 60 feet (18.29m) in width x 53 feet (16.15m) in depth. Arranged on two tiers with lawn and large herbaceous bed planted with dahlias, concrete path, timber retaining wall to upper level with lawn. Raised herbaceous bed alongside the drive. The garden is fully enclosed by clipped hedges. Side access to:

**Rear Garden** About 60 feet (18.29m) in width x 22 feet (6.71m) in depth. Arranged with a concrete terrace, small level lawn, soft fruit beds, and large vegetable garden. **Greenhouse** and **timber shed**. Fully enclosed by close boarded fencing and clipped hedge with side gate to Victoria Road.



## Floor Plan & EPC

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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