



5 Foxwells
Balcombe, RH17 6LZ

 Mark Revill & Co

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Guide Price £700,000 - £725,000 Freehold

An excellent opportunity to purchase this deceptively spacious four bedroom detached family home, situated in a small and select cul-de-sac close to the centre of the sought after village of Balcombe. The property has been well maintained and improved by our clients during their 52 years of ownership and is now offered for sale with NO UPWARD CHAIN. The well arranged accommodation provides excellent family living space, while also offering considerable scope for further extension, reconfiguration and modernisation, subject to any necessary planning consents. The ground floor accommodation comprises a large entrance porch leading into the entrance hall, with a downstairs cloakroom. The spacious sitting room features a window overlooking the front garden and sliding patio doors opening into the adjoining sunroom, creating a versatile additional reception space. The well appointed kitchen is fitted with a range of matching modern wall and base cupboards and drawers, together with a built-in oven and hob and ample space for additional appliances. An internal door leads through to the utility room/garage store, with further access into the first of the property's two garages. The property benefits from double glazed windows and doors throughout, together with gas fired central heating. To the first floor, there are four well proportioned bedrooms, including a principal bedroom with an updated en-suite shower room. There is also a modern family bathroom fitted with a white suite. A particular feature of the property is the provision of 2 separate garages; each approached via its own driveway on either side of the house. In addition to providing excellent off-road parking and storage, both garages offer potential for conversion into additional accommodation (STPP). Outside, the property benefits from a formal front garden, laid mainly to lawn with established plant borders and flower beds. Side access leads through to the fully enclosed rear garden, which features a good sized paved patio, an area of lawn with established planting, 2 useful lock-up stores and a detached brick built studio/home office.

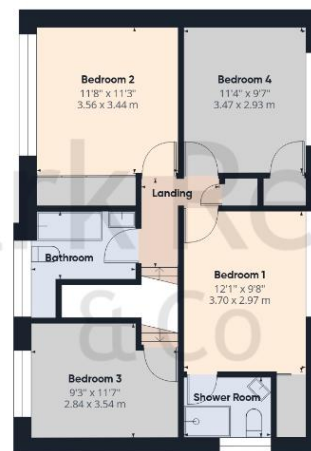
Foxwells is a small cul-de-sac located in this much sought after village within walking distance to a local shop, nursery and primary school and within easy reach of the mainline railway station providing an excellent service to central London (London Bridge 38 minutes, Victoria 47 minutes). The village also has an inn, social club and historic parish church and there are a number of footpaths in the vicinity providing a natural venue for countryside walks. Haywards Heath lies just over 5 miles to the south providing a good range of shop, an array of restaurants, a modern leisure centre and several well-regarded schools. Horsham is about 11 miles and Crawley is about 7 miles whilst the M23 (Junction 10A) is just 3.5 miles to the north offering a direct route to the motorway network and Gatwick Airport (9.8 miles).







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1802 ft²

167.4 m²

(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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