





This 3-BEDROOM, MID-TERRACE, FAMILY HOUSE, having been enjoyed by the current owner for the past 50 years, now comes to the market offering significant scope to MODERNISE, REFURBISH AND EXTEND (STPP).

Situated in a SMALL, QUIET, CUL-DE-SAC off Newlands, the properties are set-back and arranged around a central 'Green' with private residents' parking located to the front, whilst being in a HIGHLY CONVENIENT POSITION for Balcombe's village centre, primary school and mainline railway station.

The accommodation in brief comprises; a spacious ENTRANCE HALL, SITTING ROOM to the rear with attractive gas fireplace and patio doors to the garden. KITCHEN/DINING ROOM spanning front to rear featuring a mains gas-fired Rayburn providing cooking as well as hot water/heating facilities, dining area with bay window to the front allowing ample space for a dining table and chairs, while the kitchen area, positioned to the rear, is fitted with wall and base units, integrated slimline dishwasher and spaces for further appliances. Additionally, is a separate pantry cupboard with window. A door to the side elevation opens to a lobby with an external door to a covered side passageway.

To the FIRST FLOOR are THREE WELL-PROPORTIONED BEDROOMS. BEDROOMS ONE and TWO, both doubles, enjoy a rear aspect, whilst BEDROOM THREE, a large single, is positioned to the front and benefits from a deep fitted wardrobe cupboard. All three bedrooms are served by a FAMILY BATHROOM with coloured suite comprising shower over bath, pedestal wash-hand basin and WC.



Benefits include: uPVC double-glazed windows, scope to extend (STPP), mains gas-fired Rayburn for heating and hot water. Central village location.

- 3-BEDROOM MID-TERRACE FAMILY HOUSE IN CUL-DE-SAC LOCATION.
- OFFERING GREAT SCOPE TO MODERNISE, REFURBISH & EXTEND (STPP).
- SITTING ROOM WITH FIREPLACE & PATIO DOORS TO GARDEN.
- KITCHEN/DINING ROOM WITH RAYBURN & BAY WINDOW.
- 3 WELL-PROPORTIONED BEDROOMS & FAMILY BATHROOM.
- REPLACEMENT uPVC DOUBLE-GLAZED WINDOWS/MAJORITY DOORS.
- COVERED SIDE ACCESS. BRICK BUILT EXTERNAL WC & STORE ROOM.
- CLOSE PROXIMITY TO HIGHLY REGARDED PRIMARY SCHOOL & STATION.
- PRIVATE RESIDENTS' PARKING. DELIGHTFUL & GENEROUSLY SIZED REAR GARDEN.
- EPC RATING: D. COUNCIL TAX BAND: D. NO UPWARD CHAIN.



OUTSIDE

TO THE FRONT: Views across the 'Green' provide a pleasant outlook from the property with the convenience of private residents' parking beyond. A small front garden is laid to lawn with a planted bedding border and surrounding low-level hedging. Access to the rear is via a shared covered passageway running alongside the property.

TO THE REAR: A delightful and well-stocked, mature rear garden is mainly laid to lawn and arranged across three sections. Midway, is a pergola leading through to a further area of lawn and sites a majestic Oak tree and large TIMBER SHED, beyond which is a copse area which in turn gives access to 'Jobes' positioned to the rear. The entire garden offers a good level of privacy and seclusion.

An external brick-built WC with an attached brick-built STOREROOM alongside abuts the living room, ideal for knocking through (STPC) to provide a variety of uses such as a family room/study/utility room.

No upward chain.

Council Tax Band: D

Tenure: Freehold

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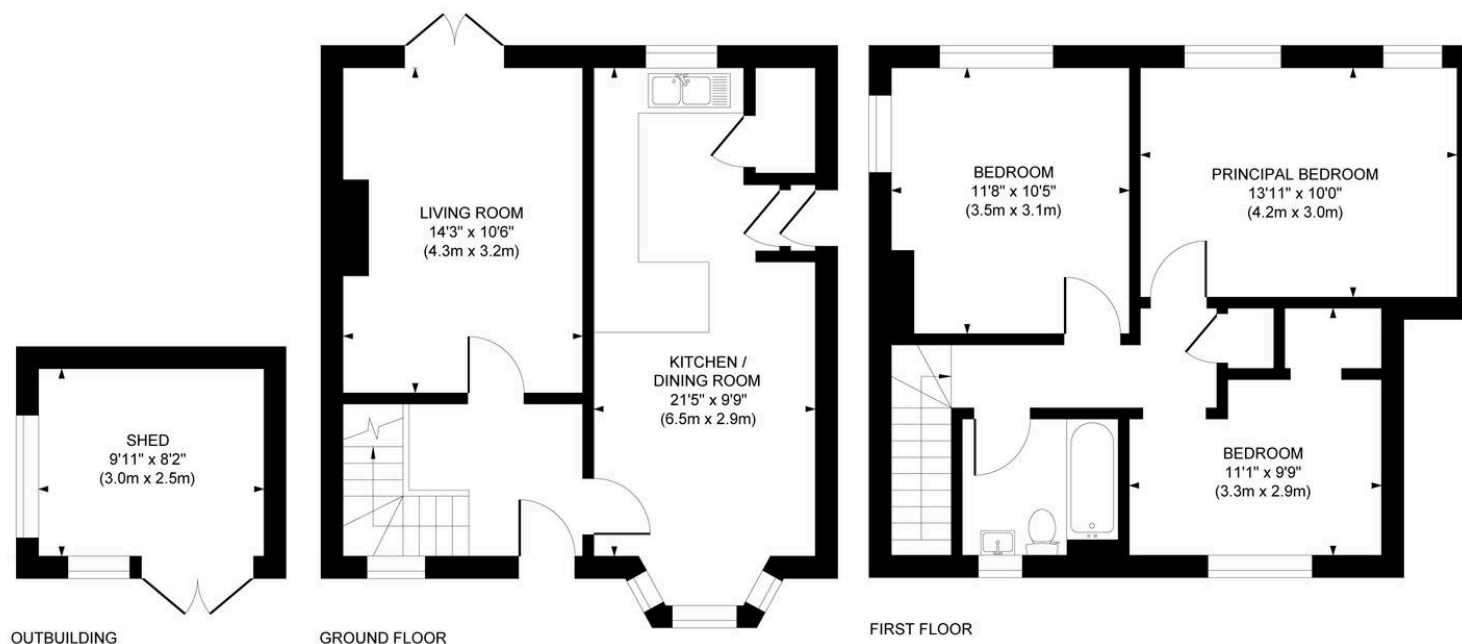


Approximate Gross Internal Area

Main House 945 sq. ft / 87.79 sq. m

Outbuilding 81 sq. ft / 7.52 sq. m

Total 1026 sq. ft / 95.32 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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