



Ferndown, 30 Balcombe Road, Haywards Heath, RH16 1PF

Guide Price £1,400,000



**MANSELL
McTAGGART**
Trusted since 1947



A beautifully presented 5 bedroom family house occupying a 0.45 acre plot on the northern edge of town within walking distance of good local schools, glorious countryside and the railway station.

The present owners bought the property from Mansell McTaggart in 2010 and during this time have carried out a thorough refurbishment programme and more recently added a substantial modern extension of the kitchen to create a fabulous family room with woodburning stove and doors leading out onto the gardens.

The house is neutrally decorated throughout and is presented for sale in immaculate order and benefits from contemporary bathroom and kitchen fittings and the original 'Crittall' windows frames which have been meticulously maintained and restored in keeping with the original character.

The house is just one of 3 in this small exclusive close that were built by renowned local builders, Holman, around 1963 and occupies a fantastic plot of around 0.45 acres which to the front of the house comprises a circular driveway area, detached single garage, the original integral garage which has been partially converted to create a utility room and to the rear there is a beautiful paved terrace leading onto the gardens which are laid to lawn with a new modern garden studio building and at the far end is a useful hidden composting area.

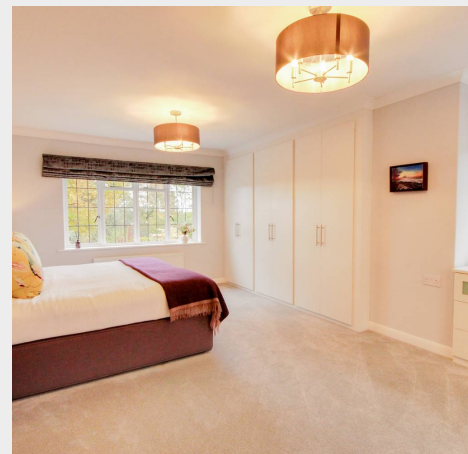


The house is situated on the eastern side of Balcombe Road on the town's northern edge just 0.8 miles on foot to the railway station, close to the glorious countryside of the Borde Hill Estate, also ideal for those needing swift access to the A23. Harlands Primary School is within a 10-minute walk and children from this side of town fall into the catchment area for Warden Park Secondary Academy School in neighbouring Cuckfield. The local area is very well served with excellent independent schools, including Great Walstead, Ardingly College, Hurstpierpoint College, Worth, Handcross Park School, Cumnor House and Burgess Hill Girls. Some of the County's other excellent schools include Bedes, Lancing College, Brighton College and Roedean all provide a school bus service with pick up points close by. Other local facilities include the Dolphin Leisure Centre, the 6th Form College, both Sainsbury's and Waitrose stores and the Town Centre with its extensive range of shops, stores, restaurants and cafés is about 1.25 miles on foot.

Glorious countryside is close by and the local area has several wonderful beauty spots, including the Blunts Wood Nature Reserve, Ditchling and Chailey Common Nature Reserves, the 180-acre Ardingly Reservoir and the South Downs National Park. The city of Brighton with its seafront is approximately 16-miles to the south and Gatwick Airport is 14-miles to the north.

By road, access to the major surrounding areas can be swiftly gained via the A/M23 which lies about 5-miles the west at Warninglid or 7-miles to the north at Maidenbower (Junction 10A).

By rail, access to London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins.



Approximate Gross Internal Area

Main House 2742 sq. ft / 254.82 sq. m

Garage 228 sq. ft / 21.17 sq. m

Outbuildings 69 sq. ft / 6.44 sq. m

Total 3039 sq. ft / 282.43 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.

Mansell McTaggart Haywards Heath
Mansell McTaggart Estate Agents, 7 Muster Green South – RH16 4AP
01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

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