



## Bramble Mead, Balcombe

Offers in Region of £650,000

# Bramble Mead

Balcombe, Haywards Heath

Henry Adams are delighted to present to the market this spacious four bedroom detached family home, situated in the heart of the popular village of Balcombe. The property is in need of modernisation throughout, and is presented to the market with no onward chain, making for an ideal long term family home.

Internally, the property comprises of an entrance hall with a downstairs WC to the front. There is a lounge to the front of the property spanning the length of the property. In addition to this, there is a formal dining room and a kitchen, which could create a superb kitchen/diner, subject to the relevant permissions. There is also a convenient utility area / larder to the side, for further storage. To the rear of the property, there is also an incredibly large conservatory with patio doors onto the rear garden.

On the first floor, the property benefits from a double aspect master bedroom, with superb views over the local countryside. There is also an incredibly spacious second double bedroom to the front, and two further bedrooms. The accommodation is complete with a family bathroom.

Externally, the property has plenty to offer with driveway with off road parking for multiple cars and an integral double garage with access into the property. To the rear, there is also a large enclosed rear garden, backing onto local playing fields.









Situated in this enviable village location, there is access to a range of local shops, and cafes, as well as Balcombe train station. You are also within easy reach of both Crawley & Haywards Heath town centre, as well as both the A23 & M23 for access to London & Brighton.

Council Tax band: F

Tenure: Freehold

**Entrance Hall**

**W.C**

**Lounge**

**Dining Room**

**Kitchen**

**Larder / Utility Area**

**Conservatory**

**First Floor Landing**

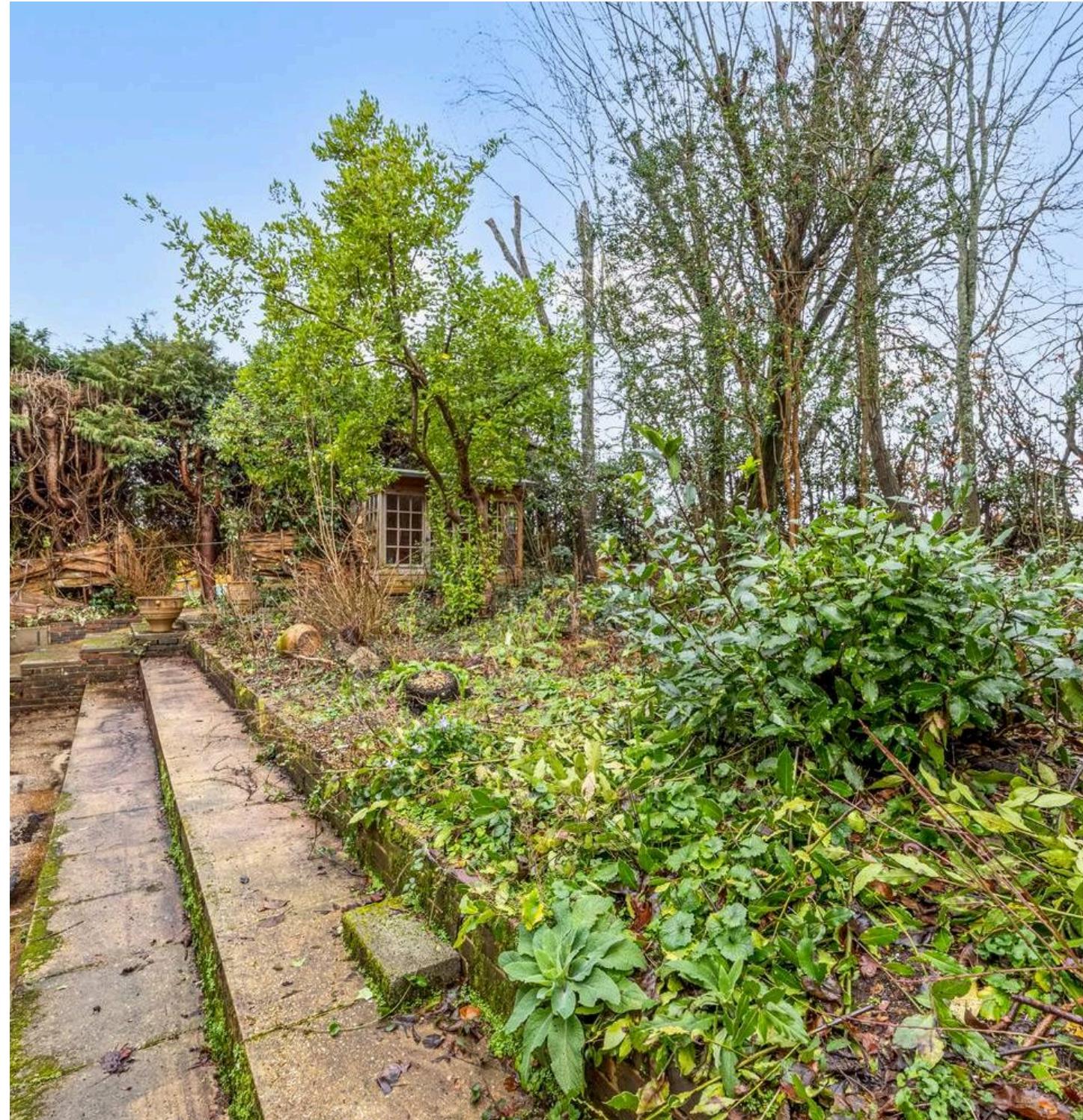
**Master Bedroom**

**Bedroom Two**

**Bedroom Three**

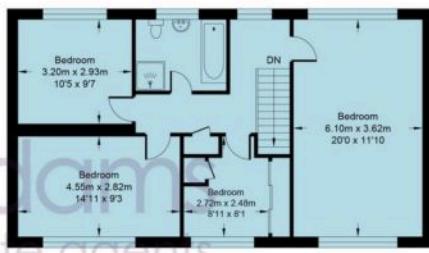
**Bedroom Four**

**Family Bathroom**





GROUND FLOOR



FIRST FLOOR



### Bramble Mead

Approximate Area = 1678 sq ft / 155.9 sq m  
 Garage = 243 sq ft / 22.6 sq m  
 Total = 1921 sq ft / 178.5 sq m  
 For identification only - not to scale



## Henry Adams – Haywards Heath

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.