



**21 Newlands**  
Balcombe, RH17 6HX



**Mark Revill & Co**

## 21 Newlands Balcombe, RH17 6HX

£475,000

This traditionally built semi-detached house constructed in 1952 with later additions to the ground floor offers spacious and well cared for accommodation which is in need of modernisation and redecoration providing an excellent opportunity to those who wish to acquire a home to remodel and refit to their own specification. The house occupies an elevated position enjoying far reaching views over Balcombe Forest and enjoys good size gardens to the front and side which offer excellent scope for an extension, subject to obtaining the usual planning consents. The accommodation has the benefit of double glazed replacement windows and gas central heating and comprises, 3 bedrooms, 2 bathrooms (one on the ground floor), a living/dining room, kitchen, sitting room plus a good size rear porch.

Situated in the most sought after village of Balcombe just a short walk to the main line station with its fast service to central London (London Bridge 40 minutes). Balcombe has a vibrant and thriving community offering a village hall with social club, a village owned pub, shop, tea room, tennis courts, bowling green, cricket ground, historic parish church, well regarded primary school and



nursery. The village lies close to the local lakes in an area of outstanding natural beauty offering a wonderful natural venue for countryside walking. Haywards Heath lies 5 miles to the south with its wide range of shops, leisure facilities, restaurants, Sainsbury's and Waitrose superstores. The towns of Horsham (11 miles) and Crawley (7 miles) are within easy reach and the M23 (junction 10a) is just 3.5 miles distant providing direct access to the motorway network and Gatwick Airport (8.6 miles).

## GROUND FLOOR

Double glazed front door to:

**Entrance Hall** Coats hanging rack. Radiator. Stairs to first floor.

**Living/Dining Room** 14'10" x 12'2" (4.52m x 3.71m) Built-in storage cupboard. Further wall cupboards. Radiator. Attractive outlook over rear garden. Door to:

**Good Size Rear Porch** Built of brick and uPVC construction. Power and light. Door to garden.

**Sitting Room** 11'6" x 10' (3.51m x 3.05m) Double aspect. TV aerial point. Radiator. Outlook and views to front. Door to:

**Bathroom** Suite comprising hip bath with shower attachment over, low level wc, wash basin with vanity unit. Extractor fan. Half tiled walls.

**Kitchen** 9'5" x 6'6" (2.87m x 1.98m) Comprising single drainer stainless steel sink unit with chromium mixer tap, 2 cupboards beneath. Plumbing for washing machine. Electric under counter **oven** with Belling ceramic **electric hob** over and filter above. Separate drawer unit. Eye level wall cupboards. Vaillant wall mounted gas fired boiler to provide hot water and central heating on hive system. Radiator. Part tiled walls. Deep walk-in pantry recess.

## FIRST FLOOR

**Landing** Window enjoying distant views. Hatch to loft space.

**Bedroom 1** 14'11" x 12'3" (4.55m x 3.73m) Double aspect. Radiator. Feature original fireplace. Outlook over rear garden and light woodland beyond.

**Bedroom 2** 11'7" x 10' (3.53m x 3.05m) Double aspect with outlook over rear garden and light woodland beyond. Radiator.

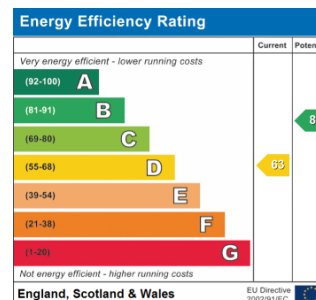
**Bedroom 3** 10' x 7'1" (3.05m x 2.16m) Double aspect. Radiator. Extensive views to the front towards open countryside.

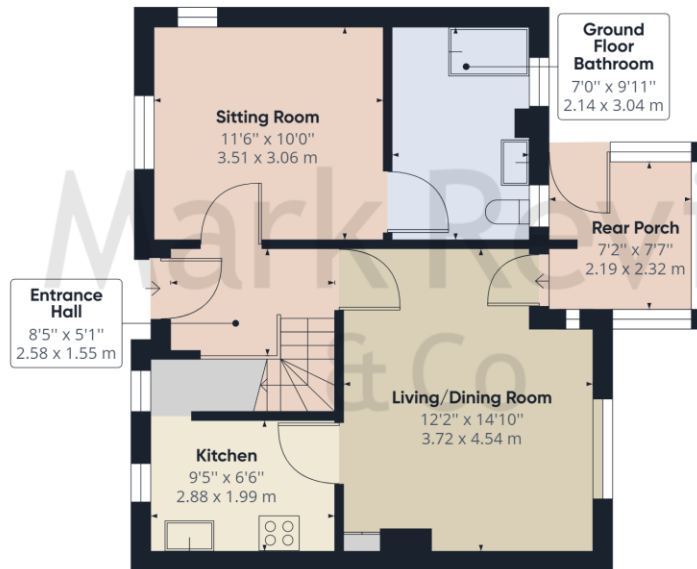
**Bathroom** Suite comprising tiled panelled bath, Mira shower over, folding shower screen, low level wc, wash basin set in roll edge surface with cupboards beneath and concealed cistern. Large dressing room with lighting. Ladder radiator. Fully tiled walls. Extractor fan.

## OUTSIDE

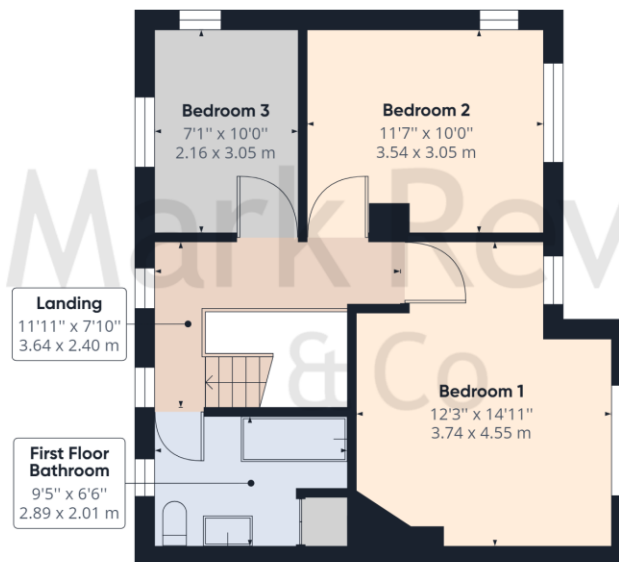
**Large Front Garden** Mainly laid to lawn with side borders and low level hedging. Concrete pathway to front door. Wide side garden area again mainly laid to lawn with mature shrubs leading to:

**Rear Garden** Triangular shape. Arranged as mature flower beds with shrubs. **Timber garden shed**. Panelled fencing to one side and low level evergreen hedging to the other side backing onto light woodland.





Ground Floor Building 1



Floor 1 Building 1



**Approximate total area<sup>(1)</sup>**  
1001.14 ft<sup>2</sup>  
93.01 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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