



**2 Shenley Barn**  
Jobs, Balcombe, RH17 6HZ



**Mark Revill & Co**

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£575,000

This bright and spacious detached bungalow enjoys the benefit of easily managed gardens is located in a quiet cul-de-sac in this sought after village location. The bungalow has the benefit of gas central heating and double glazing and incorporates 3 bedrooms, shower room, cloakroom, a fine sitting room, living/dining room, double glazed conservatory and an excellent comprehensively fitted kitchen complete with appliances. There is a detached garage presently divided to create a store and utility room with adjacent driveway offering parking for 3-4 vehicles and the paved gardens are arranged on two levels fully enclosed with timber and picket fencing an incorporates a good size timber shed, garden store and gazebo.

Situated in the most sought after village of Balcombe just a short walk to the mainline station offering a fast service to central London (London Bridge 40 minutes) and within easy reach of the village hall, social club, a village owned pub, shop, tea room, tennis courts, bowling green, cricket ground, historic parish church and well regarded primary school. The village lies in the heart of an area of outstanding natural beauty offering a wonderful natural venue for countryside walking, whilst 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).

**Hall** Attractive double glazed panelled front door. Wall mounted central heating and hot water time control. Timber flooring.

**Cloakroom** White suite comprising close coupled wc and basin with single lever mixer tap, cupboard beneath. Double glazed window with plantation shutter. Fully tiled walls. Vinyl flooring.

**Living/Dining Room** 17'6" x 12'7" (5.33m x 3.84m) Attractive fireplace with marble surround, hearth and mantle, fitted real flame coal effect gas fire. TV aerial point. Tall fitted storage cupboard, cupboard over. Radiator. Timber flooring. Double glazed sliding doors to conservatory. Wide opening to:

**Sitting Room** 12'6" x 9'11" (3.81m x 3.02m) Double aspect. Radiator. Timber flooring.

**Excellent Kitchen** 8'9" x 7'10" (2.67m x 2.39m) Comprehensively fitted with a quality range of high gloss fronted units with laminate work surfaces and upstands comprising inset composite bowl and a half sink with mixer tap, adjacent work surfaces, cupboards, drawers and space with plumbing for dishwasher beneath. Integrated tall **fridge** and **freezer**. Adjacent tall larder unit with pull out wire shelving. Range of wall cupboards, further wall cupboard. Fitted **4 ring halogen hob** with glass splashback and brushed steel extractor hood over. Built-in electric double oven, drawers under, cupboard over. Double glazed window with plantation shutters. Wood effect laminate flooring.

**Double Glazed Conservatory** 9'7" x 9'5" (2.92m x 2.87m) Double glazed on two sides with, vaulted double glazed roof and casement doors to rear garden. Electric radiator.

**Inner Hall** Built-in airing cupboard housing pre-insulated hot water cylinder and slatted shelving. Hatch to loft space housing gas boiler. Radiator. Timber flooring.

**Bedroom 1** 11'4" x 8'8" (3.45m x 2.64m) Built-in double wardrobe. Double glazed window. Radiator.

**Bedroom 2** 9'1" x 8'9" (2.77m x 2.67m) Built-in double wardrobe with pull out single bed, adjacent wardrobe. Fitted corner desk/dressing table unit incorporating drawers and slide out keyboard leaves. Double glazed window. Radiator.

**Bedroom 3** 8'9" x 8' (2.67m x 2.44m) Built-in double wardrobe. Double glazed window. Radiator.

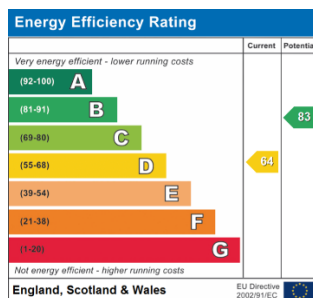
**Shower Room** White suite comprising fully tiled and glazed shower with overhead and hand held fittings, basin with single lever mixer tap, cupboard beneath, close coupled wc. Tall fitted wall cupboard. Double glazed window with plantation shutters. Extractor fan. Ceiling downlighters. Fully tiled walls. Vinyl flooring.

## OUTSIDE

**Detached Outbuilding (formerly garage)** Presently arranged as a Store and Utility Room but could easily be reinstated. Brick built. **Store Room** 8'2" x 7'8" (2.49m x 2.34m) Up and over door. Opening to: **Utility Room** 8'2" x 7'7" (2.49m x 2.31m) Stainless steel sink with cupboards under, electric water heater. Wall cupboard. Tall storage cupboard. Worktop with plumbing for washing machine under. Ample space for fridge and large freezer. Door to rear garden.

**Wide Driveway** Offering parking for 3-4 vehicles.

**Easily Managed Gardens** Block paved on two levels. Upper level with central flower bed, steps flanked by shrub beds to a lower level with garden **gazebo**. Water tap. Light point. **Large timber shed**. Further **garden store**. The garden is fully enclosed by close boarded and picket fencing.





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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