

Hamptons

INTERNATIONAL



Bretts Orchard, Balcombe, RH17

1  1  1 

GUIDE PRICE

£130,000

(£130,000)

Property details



Key features

- **1 Bedroom**
- **1 Reception Room**
- **1 Bathroom**
- **Retirement Property**
- **Leasehold 962 years 11 months**
- **Over 500 sq ft**
- **Quiet location**
- **Parking**
- **Communal garden**

Attributes

- **Apartment**

Bretts Orchard, Balcombe, RH17

GUIDE PRICE

£130,000

(£130,000)

1 1 1


Description

A well-presented one bed retirement flat with on-street parking and pretty communal gardens. This well-appointed one bedroom flat has a convenient setting in the centre of Balcombe village only 0.7 miles from the station, with excellent access to road links and local amenities. The interiors have been well-maintained but would benefit from some modernisation, affording a great opportunity for personalisation by the new owner. The accommodation extends to over 500 sq ft and comprises a bright dining/sitting room and a good-sized kitchen with generous storage units and an integral oven, hob and extractor fan. The double bedroom is accessed via double doors from the dining/sitting room, and benefits from a walk-in wardrobe and lovely views of the communal gardens. There is plenty of room to update the bathroom to create a more convenient walk-in shower, but currently there is a large bath, toilet and basin. Outside the property benefits from on-street parking and at the front there is a flowerbed stocked with pretty flowers and shrubs. The south-facing communal garden is a good-size and mostly laid to lawn. Situation The property is situated in the sought-after village of Balcombe, which has a thriving community with a village shop, public house, church and village club. Balcombe station (0.7 miles) offers direct services to London Victoria and Blackfriars. Nearby is Ardingly Reservoir with opportunities for walking and water sports at the Ardingly Adventure Centre. Haywards Heath offers more extensive shopping and Balcombe offers excellent road communications via the A/M23 to the M25, the motorway network and Gatwick Airport. Additional Information District Council: Mid Sussex Council Tax band: B Leasehold 962 years 11 months Ground Rent: £50 pa 1 Bedroom 1 Reception Room 1 Bathroom Retirement Property Leasehold 962 years 11 months Over 500 sq ft Quiet location Parking Communal garden







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Floor plan

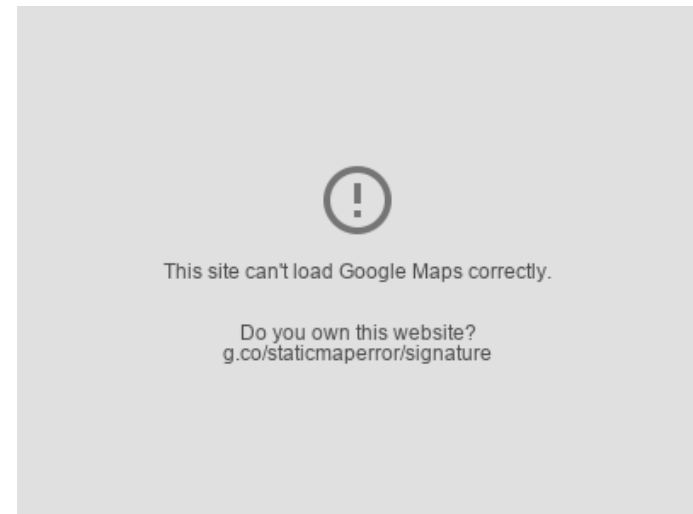
Approximate Area = 46.8 sqm / 504 sqft



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2 - Residential)

Location



Hamptons

INTERNATIONAL

+44 20 3918 9635

international@hamptons.co.uk

www.hamptons-international.com