



**torbridge**  
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A well presented ground floor flat, with private front door, converted from what was originally a substantial detached Victorian house. Quietly situated in a residential road close to the centre of Balcombe village within walking distance of the mainline railway station and about 5 Miles to Haywards Heath mainline railway station.

- **Sitting Room**
- **Fully Fitted Kitchen/Dining Room**
- **Double Bedroom**
- **Bathroom with white suite**
- **Gas Boiler and Central Heating**
- **Intercom Phone**
- **Communal Gardens**
- **Allocated Parking for one car**

**Price £105,000 Leasehold**

**Balcombe**





Total Approx. Floor Area 33.9 Sq.M. (365 Sq.Ft.)  
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New 125 year Lease  
 Anticipated Maintenance £500.00 per annum  
 Ground Rent £100.00 per annum

All main Services Council Tax Band – C

Directions – From Balcombe village centre proceed into Stockcroft Road, Merrow House will be found after a short distance on the right hand side.

Torbridge hereby give notice that these particulars do not constitute all or part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. Appliances, fittings and services within this property have not been tested and prospective purchasers are advised to carry out their own tests before proceeding with any purchase

