



The Old Surgery

High Street, Handcross, Haywards Heath, West Sussex, RH17 6BN

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Alex Harvey
A passion for property

The Old Surgery

An impressive four-bedroom detached, chalet-style bungalow, that has been extensively refurbished. Situated on a mature plot with a rear garden backing onto National Trust land. Located in the heart of the semi-rural village of Handcross, close to local amenities and just a short drive from Balcombe station with services to London & Brighton.

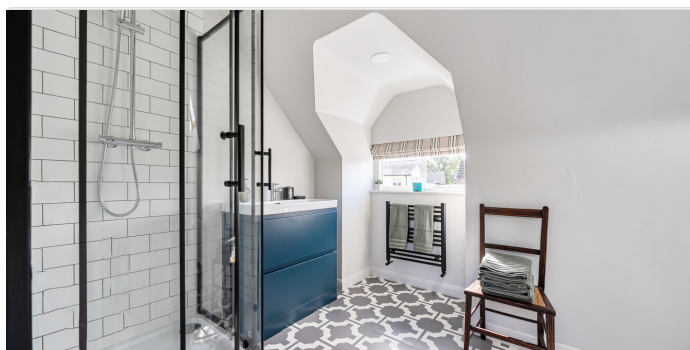
- FOUR DOUBLE BEDROOMS
- TWO RE-FITTED BATH/SHOWER ROOMS
- RECENTLY RE-FITTED KITCHEN
- TWO SPACIOUS RECEPTION ROOMS
- DETACHED SINGLE GARAGE
- NO ONWARD CHAIN



The welcoming hallway provides access to the ground floor accommodation consisting of three double bedrooms, family bathroom, kitchen/breakfast room with pantry and utility, dining room and sitting room.

The kitchen/breakfast room is a real highlight of this home with practical yet stylish wood-effect flooring and a walk-in pantry. Refitted this year, the kitchen is fitted with shaker-style units with quartz worktops, including a breakfast bar with space for two/three stools. Appliances include a split-level double oven, induction hob with feature extractor over, and an integrated dishwasher. The attached utility has space with plumbing for a washing machine, and tumble dryer. A square arch leads into the dining room which is carpeted and has plenty of space for dining table and chairs. A further arch leads into the dual-aspect sitting room, to the front of the property, with a lovely box-bay window this room has plenty of natural light.

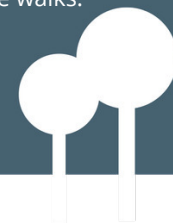
Any of the three double bedrooms could equally be used as a home office for those working from home. The recently refitted bathroom is a lovely modern space with a wall-hung basin unit with storage, tub-style bath with shower over, and finished with contemporary tiling. The winding stairwell leads to the first-floor principal suite comprising L-shaped double bedroom with attached dressing room and a luxurious en-suite shower room, recently refitted with floor basin unit, corner shower cubicle and tiled flooring.

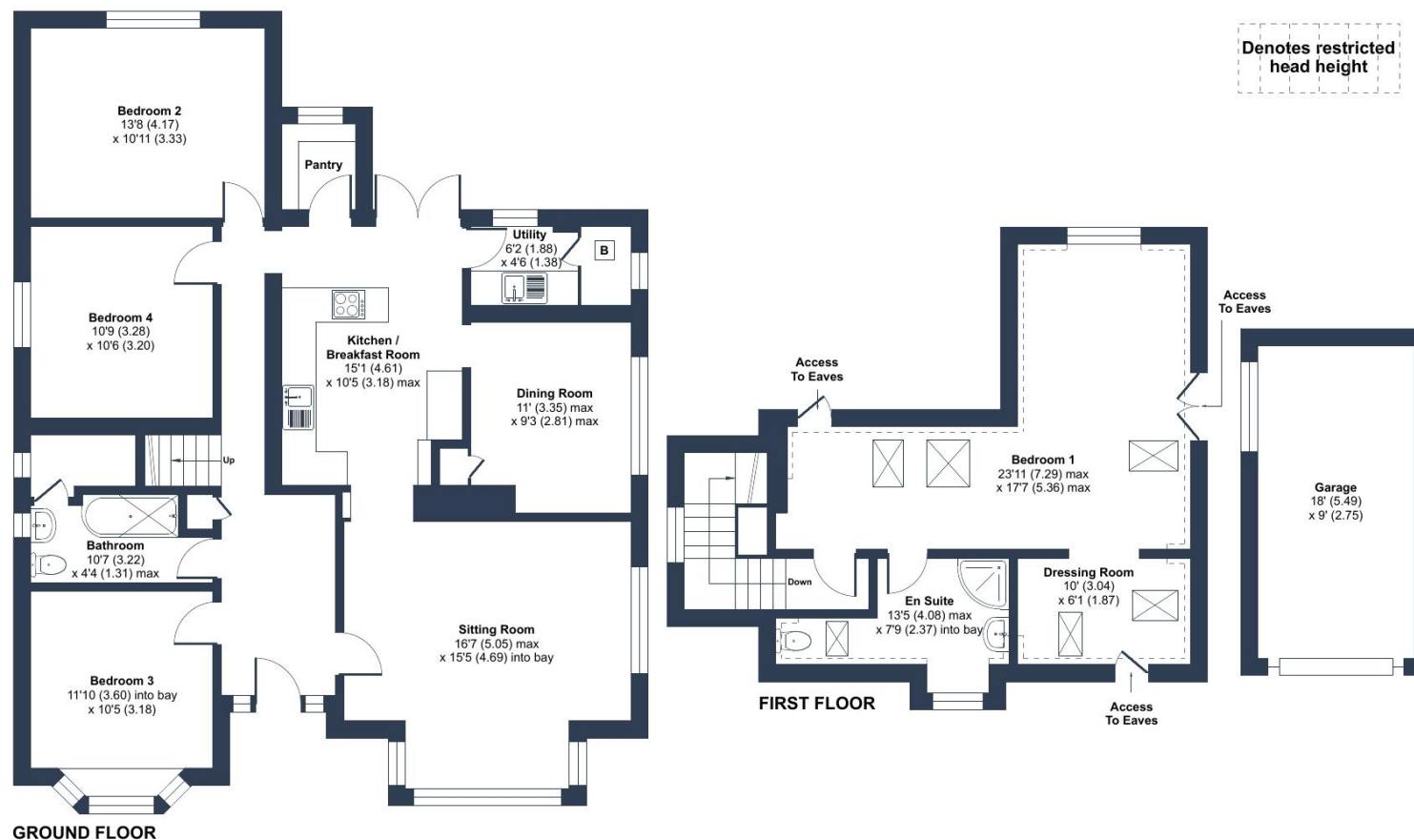


OUTSIDE

The property is approached via a gravelled driveway, with parking for at least four cars, leading to a five-bar gate which in turn leads to the detached garage. A good proportion of the rear garden is gravelled with raised flower beds and a paved area for seating. Further into the garden there are mature trees and shrubs with a well-established ornamental pond. Wooden stepping 'stones' lead to the leased area of the garden.

Handcross is an attractive Victorian village in Mid Sussex, located about 11 miles east of Billingshurst via the A272, and is located just off the A23 road, roughly 4.2 miles south of Crawley. It is famous for its historic buildings, National Trust's Nymans historic gardens and estate, local pubs, and nearby countryside walks. At around 7 miles away, Haywards Heath has an excellent range of shops, restaurants, leisure centre and hospital.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Alex Harvey Estate Agents. REF: 1509238

Approximate Area = 1690 sq ft / 157 sq m
 Limited Use Area(s) = 30 sq ft / 2.7 sq m
 Garage = 163 sq ft / 15.1 sq m
 Total = 1883 sq ft / 174.8 sq m

For identification only - Not to scale

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance 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. Photographs may include views of the local area and lifestyle shots. 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 linked to the property, system or appliance.

Services

Electricity, mains gas, water and mains drainage are currently connected to the property. Council Tax Band - tbc. EPC-C.

Agents Note: The area of woodland at the end of the garden is leased, please contact agent for further details.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110** or email **alex@alexharveyestateagents.co.uk** | **www.alexharveyestateagents.co.uk**