



## 4 Hillside Cottages, Lewes Road, Scaynes Hill, RH17 7PG

Price £365,000 Freehold

Mansell McTaggart Lindfield



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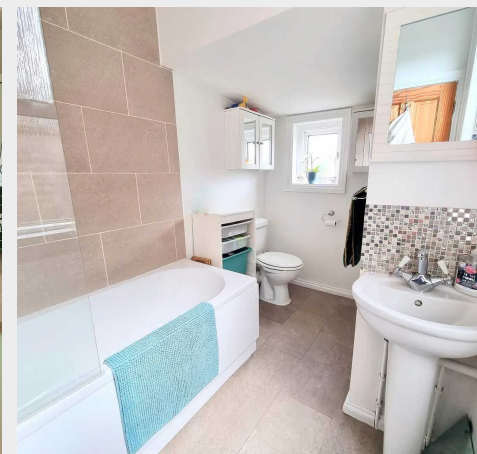
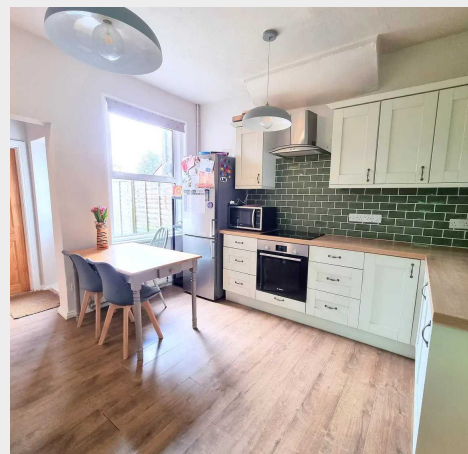
EPC Rating: D and Council Tax Band: D

**\* PLEASE WATCH VIEWING VIDEO\***

## **AVAILABLE WITH NO ONWARD CHAIN**

A charming and much improved 2/3 bedroom Victorian end of terrace home situated in the heart of popular Scaynes Hill village just a few miles East of Lindfield Village. This home has been updated by the current owners over recent years including redecoration, new kitchen, new gas fired combination boiler and parking for 2 cars.

The accommodation comprises: side entrance, **Sitting Room** with feature open fireplace, radiator and front window. Re-fitted **Kitchen / Breakfast Room** with a range of fitted cupboards at eye and base level, space and plumbing for domestic appliances, door to garden and cupboard housing new gas fired 'Ideal' boiler (Nov 2022). Ground floor **Bathroom** fitted with a white suite, enclosed bath with shower and screen, low level WC, wash basin, heated towel rail and opaque side and rear windows. From the kitchen turn stairs rise to **First Floor** landing with **Bedroom 1** at the front of the house, ornamental fireplace, recess shelving, radiator and front window. **Bedroom 2** with ornamental fireplace, radiator and rear window. Door into the highly flexible **Bedroom 3 / Dressing Room / Study / Play Room** with radiator and rear window.



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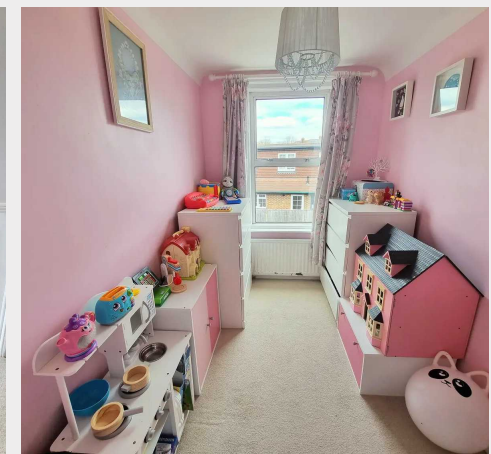
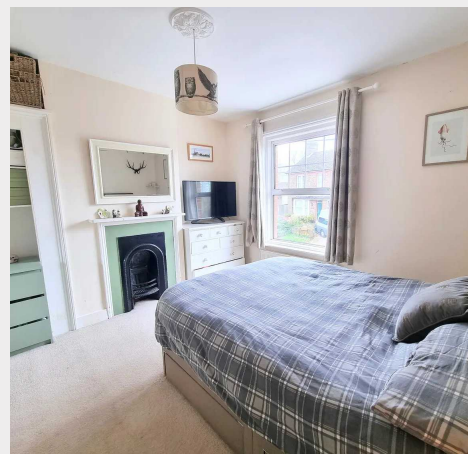
**\*NO ONWARD CHAIN\***

**Outside:** to the front is an area of block paved **Driveway** for 2 vehicles. Side gated access into the enclosed 32' max x 13' **Rear Garden** with timber decking, astro turf, water tap and timber fenced boundaries.

**Location :** The property is situated in the popular village of Scaynes Hill which is only 3 miles to the east of Haywards Heath, which offers an extensive town centre providing shopping and leisure facilities. Scaynes Hill offers a pub/restaurant, Church, village hall and service station/convenience store. Newick is 3.5 miles to the east with a village green, shops and several pubs/restaurants. The nearby countryside is interspersed with footpaths and bridleways linking with Chailey Common Nature Reserve and other nearby beauty spots include the Ashdown Forest and Ditchling Common.

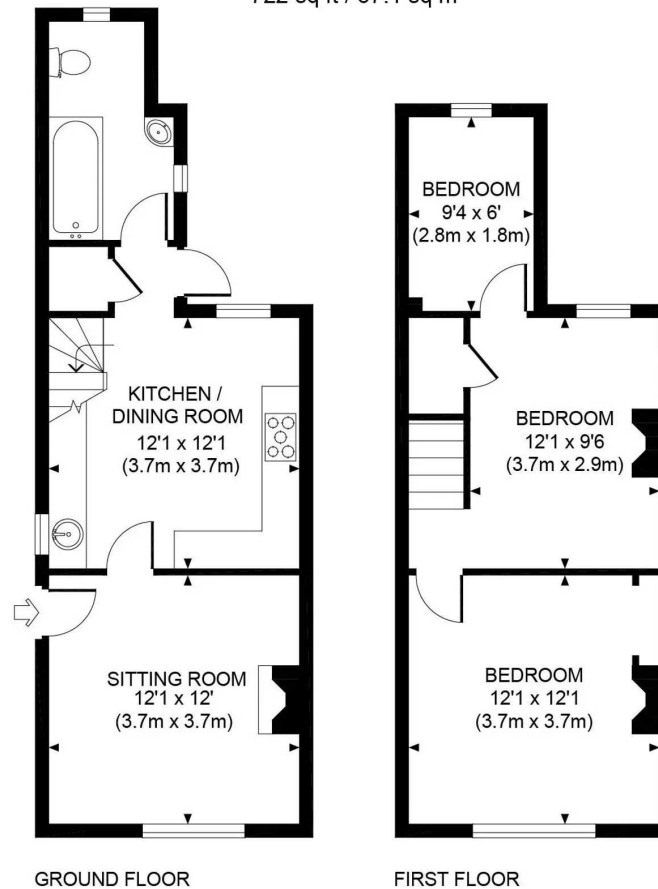
**Schools :** St Augustine's Primary School in Vicarage Lane (0.3 miles) Chailey Secondary School, South Chailey (5.2 miles) Oathall Community College, Lindfield (2.7 miles). The local area is well served by several independent schools including; Great Walstead (1.6 miles) and Ardingly College (4.6 miles).

**Station :** Haywards Heath mainline railway station (3.2 miles) Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





Approximate Gross Internal Area  
722 sq ft / 67.1 sq m



## Mansell McTaggart Estate Agents

53A High Street, Lindfield, West Sussex, RH16 2HN

Tel: 01444 484084

Email: [lind@mansellmctaggart.co.uk](mailto:lind@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/lindfield](http://www.mansellmctaggart.co.uk/branch/lindfield)

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