



29 Costells Edge, Scaynes Hill, RH17 7PY

Mansell McTaggart Lindfield



Guide Price £700,000 Freehold

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Costells Edge Residents Association £175.00 pa

*** PLEASE WATCH VIEWING VIDEO ***

A tucked away 4 Double Bedroom, 3 Bath/Shower Room detached village family home situated in a cul-de-sac location walking distance of local Primary School, village pub and extensive open countryside. NO CHAIN

The accommodation comprises:

- Entrance lobby + ground floor Shower Room/WC
- Reception Hall + storage and stairs to first floor
- An extended Kitchen / Breakfast Room to the front fitted with extensive units and space for domestic appliances
- An open plan full width Sitting / Dining Room + fireplace and door into the garage
- An adjoining Conservatory with pitched roof and double doors onto the garden
- First Floor: landing with loft hatch and airing cupboard
- 4 Double Bedrooms
- Bedroom 1 + white En-Suite Shower Room
- Separate white Family Bathroom
- Gas fired central heating to radiators + double glazed windows
- Lawned Front Garden flanked by a Private Driveway leading to the Double Garage with electric door
- 60' x 43' Rear Garden laid to patio, shaped lawn, timber fencing, shed and small pond
- The property is well presented and offers excellent potential for updating/alteration and/or extensions (STPP)



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EPC Rating: C and Council Tax Band: F

LOCATION

Costells Edge is an established cul-de-sac located off Church Road which in turn is off the Lewes Road / A272 and is made up of different similar style and size properties close to an open area of green and the Woodland Trust Woods which is perfect for dog walking. Scaynes Hill is surrounded by Sussex countryside and Chailey Common Nature Reserve is within easy reach. The property is situated towards the end of the road within walking distance of the village centre with its general store/petrol station which is open seven days a week and highly regarded St. Augustine Primary School. The nearby town of Haywards Heath is approximately 3 miles to the west offering a more extensive range of shops, stores, schools and leisure facilities.

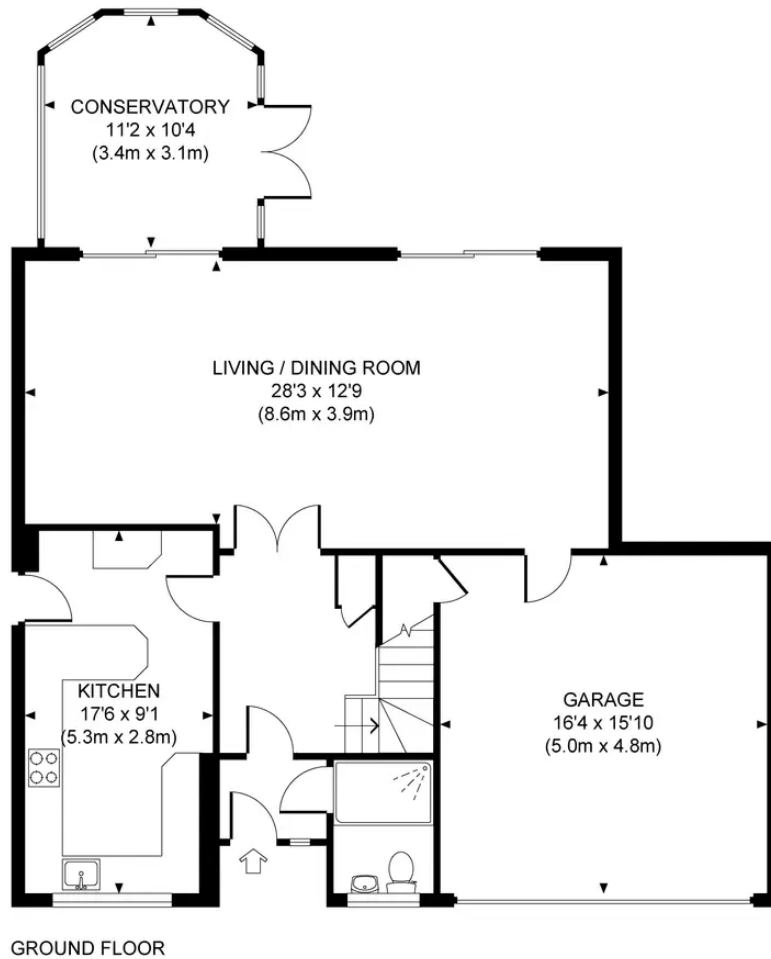
SCHOOLS

St. Augustine Primary School (0.1 miles) Oathall Community College Secondary school (3 miles). Independent schools include: Great Walstead (2 miles) and Ardingly College (5 miles)

STATION

Haywards Heath mainline railway station (3.6 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

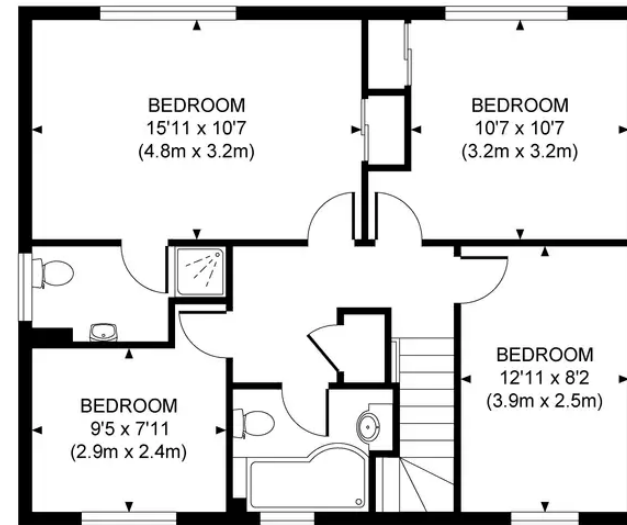




GROUND FLOOR



Approximate Gross Internal Area
1761 sq ft / 163.6 sq m



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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