



2 Downsview, Lewes Road, Scaynes Hill, RH17 7PL

Mansell McTaggart Lindfield



Price £400,000 Freehold



## 2 Downsview, Lewes Road, Scaynes Hill, RH17 7PL

**EPC Rating: E and Council Tax Band: C**

- A charming 3 Bedroom semi-detached village home built in the 1930s + **NO CHAIN**
- **MODERNISATION REQUIRED**
- 88' x 22' sunny **South West facing Rear Garden** laid to shaped lawn with garden sheds, greenhouse, hedged and fenced boundaries
- **Private Driveway** for one vehicle + room to widen, if required and flanked by an area of shaped lawn
- Entrance **Porch** + inner front door into the **Reception Hall** with storage cupboards
- **Kitchen** with fitted units, sink, breakfast bar, space for cooker, side windows, door to rear garden
- Ground floor **Cloakroom/WC**
- Open plan bay fronted **Sitting / Dining Room** + open fire with brick surround, space for table and chairs, gas fire with hidden back boiler
- Separate flexible reception room / **Garden / Play Room** added in the 1970s with door to garden
- **3 first floor bedrooms** (2 doubles + 1 single)
- Family **Shower Room** fitted with a white suite, tiled cubicle, low level WC, wash basin and heated towel rail
- Gas fired central heating to radiators and uPVC double glazed windows
- Generous roof space, excellent potential for loft conversion (subject to consent)



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

### **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.

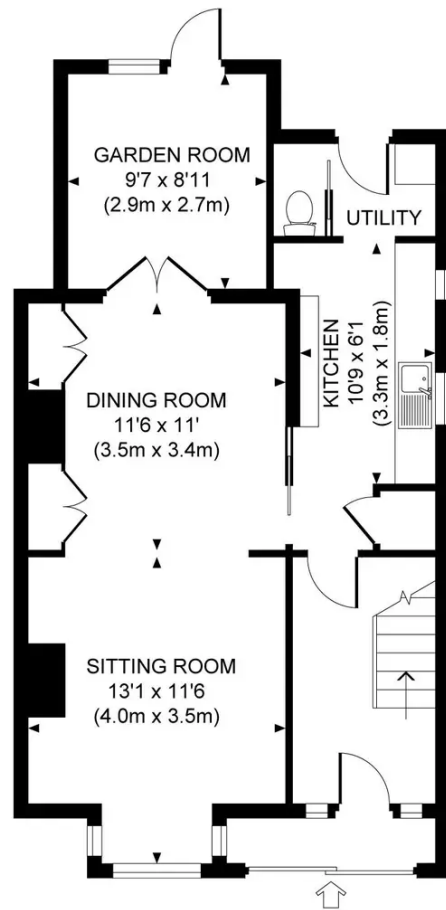
### **SCHOOLS**

St Augustine's Primary School in Vicarage Lane (0.4 miles). Chailey Secondary School, South Chailey (5.3 miles). Oathall Community College, Lindfield (2.6 miles). The local area is well served by several independent schools including; Great Walstead (1.5 miles) and Ardingly College (4.5 miles).

### **STATION**

Haywards Heath mainline railway station (3.1 miles) Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

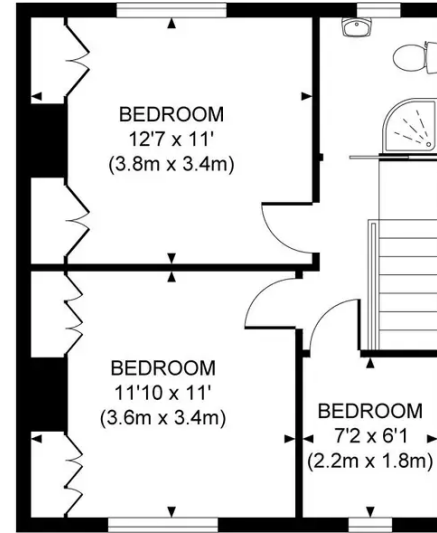




GROUND FLOOR



Approximate Gross Internal Area  
1003 sq ft / 93.2 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.

## Mansell McTaggart Estate Agents

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