



19 Swallow Rise, Scaynes Hill, West Sussex, RH17 7GL

Guide £550,000 - £565,000 Freehold

Mansell McTaggart Lindfield



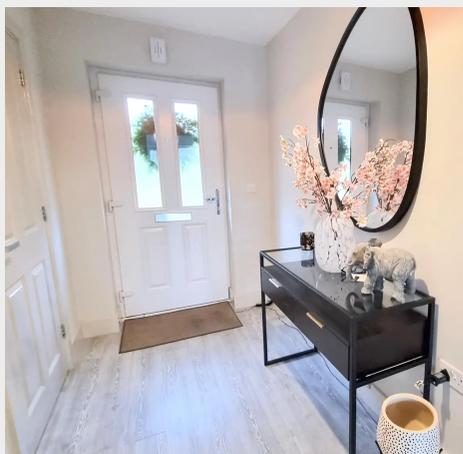
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EPC Rating: B and Council Tax Band: E

***A SUPERB SEMI-DETACHED MODERN VILLAGE HOME ***

A modern 4 Bedroom, 2 Bath/Shower Room semi-detached home built in 2020 by Nicholas King Homes to 'The Neales' design.

- Tucked away location walking distance of local primary school, countryside walks, village pub and daily needs at petrol station
- Canopy with front door into **Entrance Hall** stairs to first floor and storage
- Ground floor **Cloakroom/WC**
- Bay fronted family **Sitting Room** fitted shutters
- A stunning open plan **Kitchen / Dining Room** fitted appliances, space for generous table & chairs + double doors to rear garden
- Adjoining **Utility Room** with matching units, space for domestic appliances, sink and cupboard housing 'Logic' gas fired boiler
- **First Floor** landing: airing cupboard with hot water cylinder + loft hatch (ladder / lighting / boarding)
- **Principle Bedroom** bay fronted window and fitted shutters + **En-Suite Shower Room** with double sized cubicle
- **3 further good sized bedrooms**
- Modern white **Family Bathroom**
- 35 ft block paved **Private Driveway** for 2 vehicles (+ electric charging point) + allocated **Parking Space** opposite the house
- **South facing Rear Garden** (35' wide x 30' deep) laid to enlarged paved patio, lawn, timber decking, railway sleepers with plants and shrubs plus garden shed



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LOCATION

The property is situated in this new & exclusive development in the heart of Scaynes Hill tucked away off the Lewes Road / A272 on the Eastern side of the village. There are open areas of Woodland Trust Woods in the village 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 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.

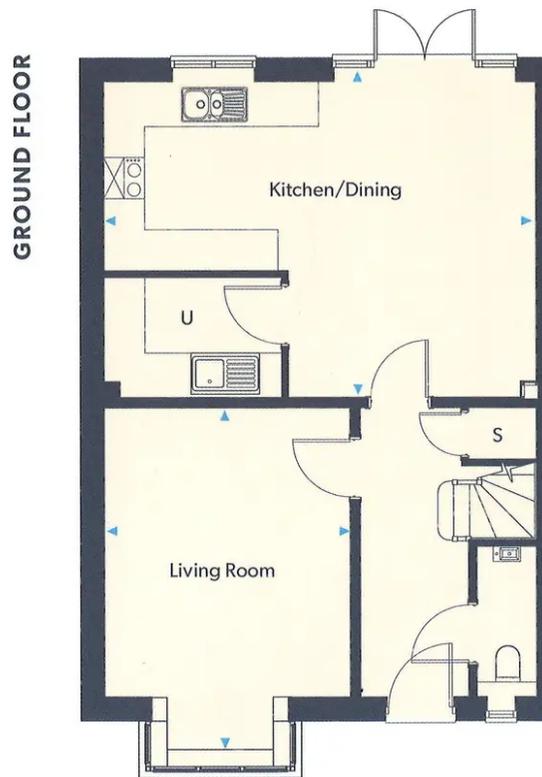
SCHOOLS

St. Augustine Primary School (0.4 miles) Oathall Community College Secondary school (3 miles). Independent schools include: Great Walstead (2 miles) and Ardingly College (5 miles)

STATION

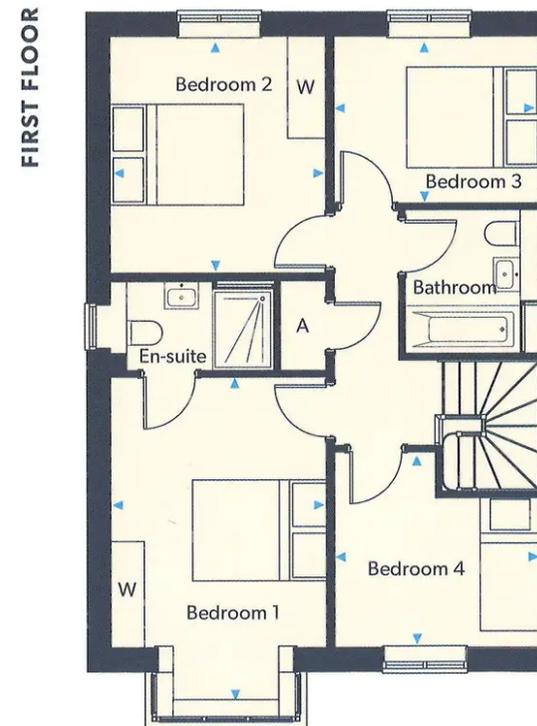
Haywards Heath mainline railway station (3.6 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





Living Room 3600 x 4978mm / 11'9" x 16'4"
 Kitchen 6330 x 4600mm / 20'9" x 15'1"

U Utility W Wardrobe A Airing S Store



Bedroom 01 4730 x 3178mm / 15'6" x 10'5"
 Bedroom 02 3476 x 3178mm / 11'4" x 10'5"
 Bedroom 03 3033 x 2453mm / 9'11" x 8'0"
 Bedroom 04 3033 x 2867mm / 9'11" x 9'4"

All dimensions are approximate, floor plans and images are for guidance only. Computer generated illustrations are indicative and may change. Nicholas King Homes operates a policy of continuous improvement and therefore details herein may change. Please check with the sales executive. Information supplied within this brochure may vary and therefore does not form any part of any contract.

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