



24 Orchard Close, Scaynes Hill, West Sussex, RH17 7PQ

Guide Price **£385,000** Freehold

Mansell McTaggart Lindfield



24 Orchard Close, Scaynes Hill, West Sussex, RH17 7PQ

EPC Rating: D and Council Tax Band: C

A well presented 3 bedroom terrace village home with generous West facing rear garden. Recent improvements include: bi-fold doors in sitting room, new flooring, gas central heating, new kitchen, re-fitted white bathroom and generous rear paved patio.

Entrance Hall stairs to first floor and useful storage space providing hanging / shelving. **Cloakroom/WC** white suite, low level WC, wash basin and radiator.

Kitchen / Breakfast Room re-fitted modern range of white high gloss units at eye and base level, integral dishwasher, oven and 4-ring gas hob, space and plumbing for washing machine, space for tall fridge freezer, sink unit, Worcester gas boiler, window and door to garden. Double aspect **Lounge / Dining Room** covered feature fireplace, bi-fold doors onto the rear garden, space for table & chairs.

Half turn staircase to the **First Floor** landing with loft hatch (part boarded/light/ladder) and storage cupboard. **3 good sized Bedrooms** plus re-fitted white **Family Bathroom** enclosed bath, mixer tap, shower attachment, oversized shower head, low level WC, wash basin and heated towel rail.

Outside: 26ft deep lawned **Front Garden** with hedged boundaries, gated side access to the 42' deep x 47' max wide **West Facing Rear Garden** full width 22' x 16' paved patio adjoins the house, steps down to the lawn, timber sleepers, flower beds, fenced and hedged boundaries, excellent brick outbuilding (lighting, power points and workbench) plus water tap.



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AN UPDATED & TUCKED AWAY VILLAGE HOME

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

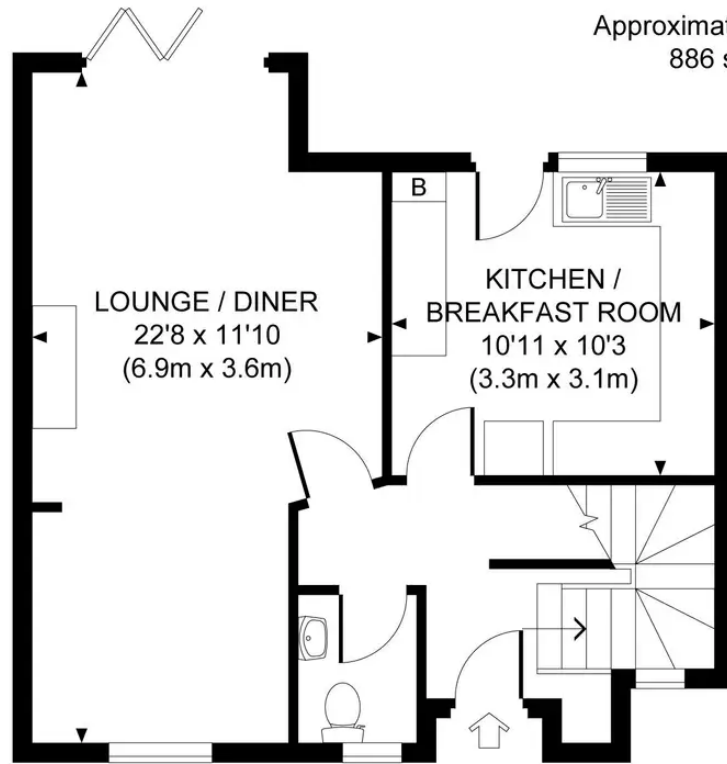
St Augustine's Primary School in Vicarage Lane (0.4 miles) Chailey Secondary School, South Chailey (5.3 miles) Oathall Community College, Lindfield (2.8 miles). The local area is well served by several independent schools including; Great Walstead (1.7 miles) and Ardingly College (4.7 miles).

STATION

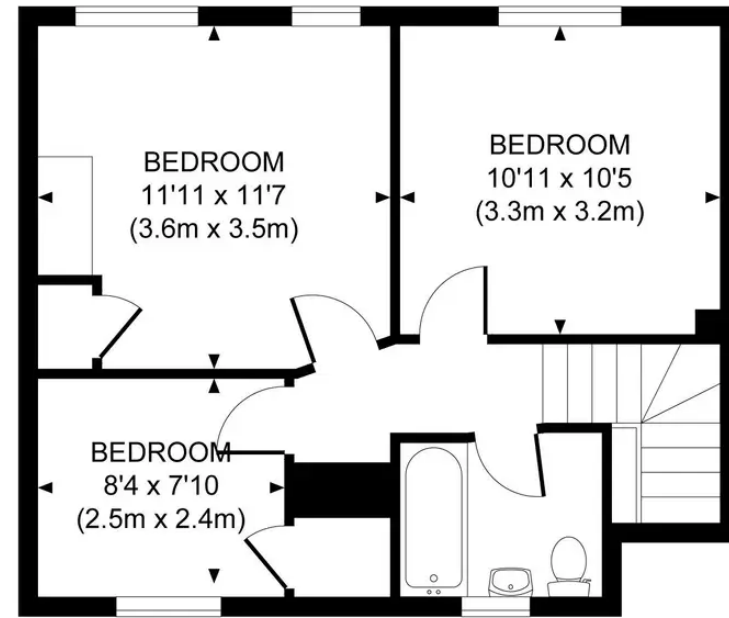
Haywards Heath mainline railway station (3.3 miles) Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).



Approximate Gross Internal Area
886 sq ft / 82.3 sq m



GROUND FLOOR



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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