



1 South View, Lewes Road, Scaynes Hill, RH17 7PG

Mansell McTaggart Lindfield

Guide Price **£450,000** Freehold



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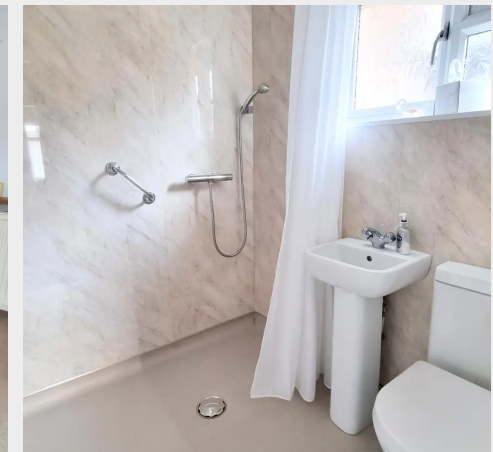
PLEASE WATCH VIEWING VIDEO

**A charming and extended 4 bedroom 1930s
semi-detached village home walking
distance of all facilities. NO CHAIN**

An excellent opportunity to create your own home.
Some modernisation is now required.

The accommodation comprises:

- **Entrance Hall** stairs to first floor, radiator and telephone point
- Bay fronted **Living Room** with radiator
- Spacious open plan **Kitchen / Dining / Family Room** to the rear - sitting area with side window and storage cupboard, Kitchen fitted with extensive units, space for domestic appliances, cupboard housing gas Glow Worm boiler, rear windows and side door
- **First Floor** landing with loft hatch and side window
- **4 Bedrooms** (2 with built-in wardrobes)
- Recently re-fitted **Family Shower/Wet Room** (2023)
- Gas fired central heating to radiators (new boiler Dec '23) + Double glazed windows
- 21' **Driveway** leading to attached **Garage**
- An area of **Front Garden**
- 100' x 23' **Rear Garden** arranged as patio, pond, lawns, greenhouses and shed plus an **additional** 40' x 20' section



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EPC Rating: D and Council Tax Band: D

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

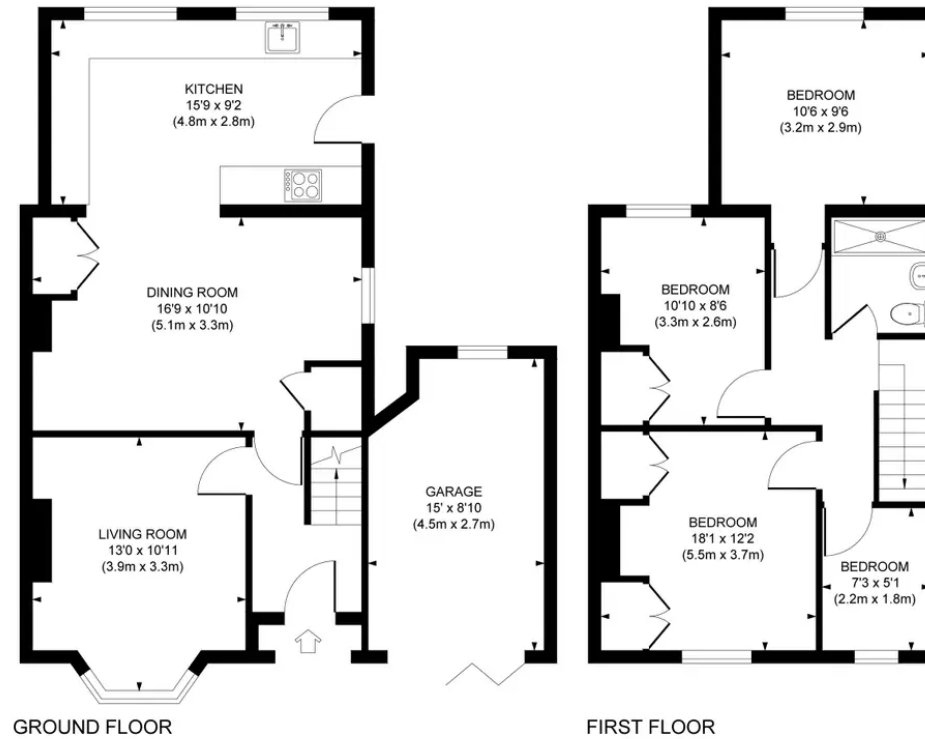
St Augustine's Primary School in Vicarage Lane (0.3 miles) Chailey Secondary School, South Chailey (5.2 miles) Oathall Community College, Lindfield (2.7 miles). The local area is well served by several independent schools including; Great Walstead (1.6 miles) and Ardingly College (4.6 miles).

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
1033 sq ft / 96.0 sq m
Approximate Gross Inter Area Outbuilding
127 sq ft / 11.8 sq m
Total Gross Internal Area 1160 sq ft / 107.8 sq m



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 decisions reliant upon them.

Mansell McTaggart Estate Agents

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