



**4 Tollgate Flats, Lewes Road, Scaynes Hill,
RH17 7PG**

Mansell McTaggart Lindfield

Guide Price £250,000

Leasehold + Share of Freehold



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EPC Rating: D and Council Tax: B

This well presented 2 bedroom top floor flat has been updated throughout over recent years by the owner and is situated in the heart of Scaynes Hill village with a long lease (150 years +) and Share of Freehold.

This bright and airy property is accessed via an external staircase from Church Road and briefly comprises:

Door into the **Kitchen** re-fitted with a range of white gloss units at eye and base level, new consumer unit, integrated oven and 4-ring gas hob, space and plumbing for washing machine and window with far reaching views. **Bathroom** re-fitted with a modern white suite, shaped bath with over shower and screen, low level WC, wash basin, high level wall mounted gas fired boiler plus side and rear windows. There is a long **hallway** with a loft hatch to a partially boarded loft space with ladder and lighting. **Bedroom 1** built-in wardrobes, brick fireplace and airing cupboard. **Bedroom 2** / Nursey / Office with side window. Spacious **Sitting / Dining Room** with feature brick fireplace and wood burner, front window, exposed brickwork to one feature wall and recessed dimmer lighting.

Benefits include gas fired central heating to radiators, mains drainage and double glazed windows.

Outside To the rear is an external brick storage shed.



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LOCATION

The property is situated just on the corner of Church Road and the Lewes Road in the popular village of Scaynes Hill only 3 miles to the east of Haywards Heath which offers an extensive town centre providing shopping and leisure facilities. Scaynes Hill offers a popular 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

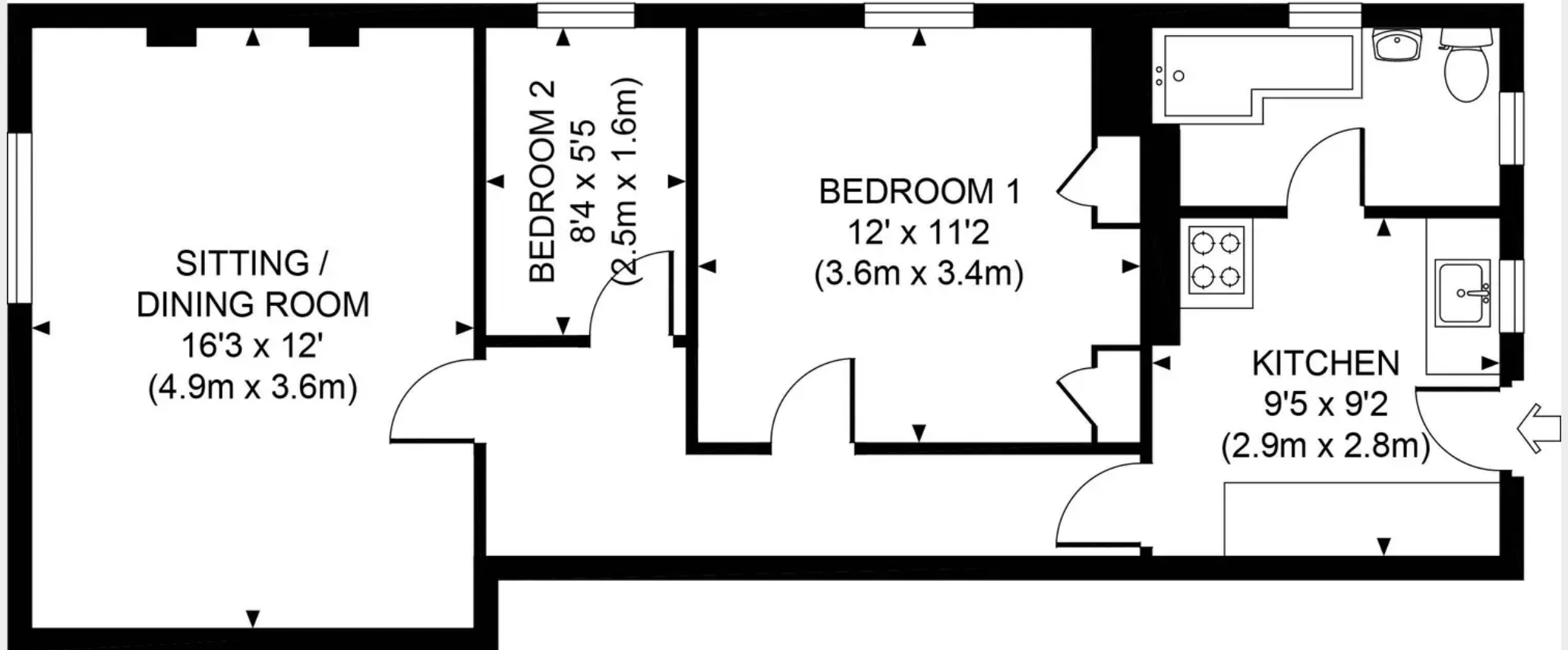
St Augustine's Primary School in Vicarage Lane, Scaynes Hill (0.3 miles), Chailey Secondary School, South Chailey (5.2 miles), Oathall Community College, Lindfield (2.8 miles). The local area is well served by several independent schools including: Great Walstead (1.7 miles) and Ardingly College (4.6 miles).

STATION

Haywards Heath mainline railway station (3.4 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).



Approximate Gross Internal Area
585 sq ft / 54.3 sq m



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