



'Easter Cottage' 15 Roseleigh Gardens, Scaynes Hill, RH17 7PU

Guide £475,000 Freehold

Mansell McTaggart Lindfield



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'Easter Cottage' 15 Roseleigh Gardens, Scaynes Hill, RH17 7PU

PLEASE WATCH VIEWING VIDEO

A tucked away 3 Bedroom, 2 Bath/Shower Room detached village home with private Driveway Parking for 2 cars, attached Single Garage and Gardens. NO ONWARD CHAIN

A short walk to nearby Recreational Ground (with private gated access), extensive open countryside, local Pub, petrol station/store and Primary School

- **Entrance Hall** door into the Garage
- **Cloakroom/WC** fitted with a white suite
- Spacious bay fronted **Dining Room** radiator, porthole window to side and stairs to first floor
- Double aspect **Sitting Room** with sliding doors to the garden
- **Kitchen** re-fitted with a range of white units (2013), integrated appliances, inset 4-ring electric 'Neff' hob and extractor, dishwasher, space and plumbing for washing machine, eye level double oven/grill and fridge freezer. Windows to front and side plus door to garden
- **First Floor** landing: window and airing cupboard housing hot water cylinder
- **3 Bedrooms** (2 Doubles + 1 Single)
- **Bedroom 1** built-in wardrobes
- **En-Suite Shower Room** white suite, cubicle, low level WC, wash basin, LED mirror/medicine cabinet
- Separate **Family Bathroom** fitted with a white suite
- An enclosed 30' deep x 18' wide **Side Garden** and 38' wide Garden Area to the rear all arrange to patio + Astro turf for ease of maintenance
- Electric Heating + Double glazed windows



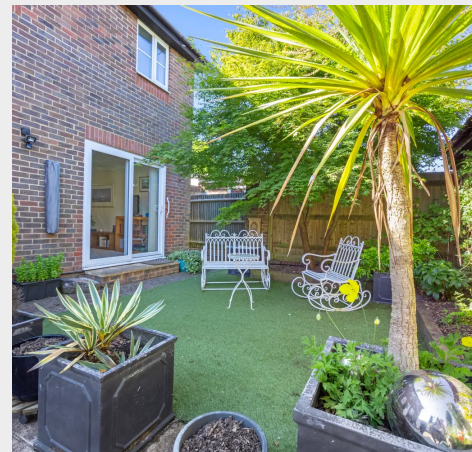
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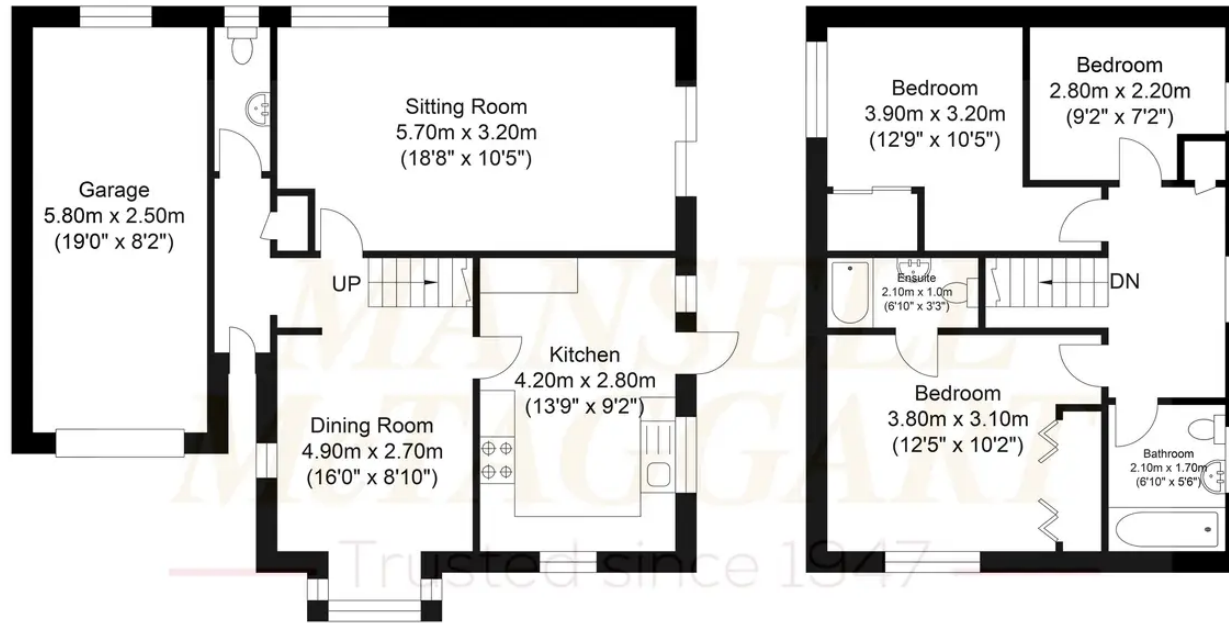
EPC Rating: E and Council Tax Band: G

LOCATION - Roseleigh Gardens is tucked away off St Augustines Close which is off Church Road which is in turn off the Lewes Road (A272) and is made up of a variety of different style properties. The houses are close to an open area of Green / Recreational Ground and the Woodland Trust Woods 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 situated close to 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 (0.2 miles), Oathall Community College Secondary school (3.2 miles). The local area is well served by several independent schools including; Great Walstead (2 miles) and Ardingly College (5 miles).

STATION - Haywards Heath mainline railway station (3.5 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





Ground Floor
 Approximate Floor Area
 628.0 sq ft
 (58.34 sq m)

First Floor
 Approximate Floor Area
 428.90 sq ft
 (39.84 sq m)

Approximate Gross Internal Area (Including Garage) = 98.18 sq m / 1056.80 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Estate Agents

53A High Street, Lindfield, West Sussex, RH16 2HN

Tel: 01444 484084

Email: lind@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/lindfield

