



'Pellingbridge Cottage' Lewes Road, Scaynes Hill, RH17 7NG

Guide Price £440,000 Freehold

Mansell McTaggart Lindfield



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A charming 3 bedroom, 2 Reception Room semi detached half tile hung Victorian cottage situated on the outskirts of Scaynes Hill only a few miles East of Lindfield and Haywards Heath.

This village home offers excellent potential for extension to the side and/or rear, if required (STPP) plus a **Private Driveway**, generous 15'7 deep x 16'6 wide detached **Garage/Workshop** and **Gardens**.

The accommodation comprises:

Entrance Hall side window. **Utility Room** with space and plumbing for domestic appliances and shelving. Inner glazed door to the **Sitting Room** front window and feature wood burner, brick surround, hearth and mantle plus part panelled walls. Door and step up into the **Dining Room** side window, space for fire, stairs to first floor and central heating controls. Step up into the double aspect **Kitchen** fitted with a range of units at eye and base level, space for fridge, space for range cooker, cupboard housing oil fired boiler, sink unit, rear window and side stable door.

First Floor landing with hatch to loft space. **Bedroom 1** front window, built-in wardrobes with hanging and shelving. **Bedroom 2** side window plus storage cupboards. **Bedroom 3** side window. **Bathroom** fitted with a white suite, enclosed bath, shower unit and screen, low level WC, wash basin, heated towel rail and velux window.



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EPC Rating: E and Council Tax Band: E

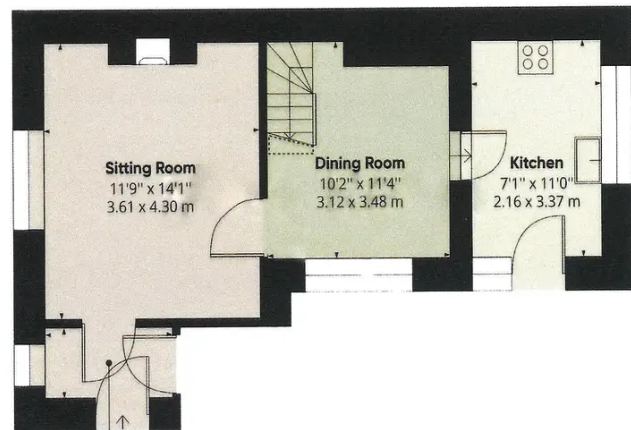
Outside – Plot Size (80' wide x 76' deep) timber gated access into the **Private Driveway**, for several vehicles leading to the **Garage / Workshop** with up and over door, personal single door, power and lighting. **Gardens** laid to lawn with timber fencing. Shaped lawns with plants, flowers and shrubs plus an elevated paved patio. Oil cylinder and water tap. uPVC double glazed windows and oil fired central heating to radiators.

LOCATION – The property is situated on 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 Hillis surrounded by Sussex countryside and Chailey Common Nature Reserve is within easy reach. The property is close to the village centre with its general store/petrol station which is open seven days a week. The nearby town of Haywards Heath and Lindfield village is approximately 3 miles to the west offering a more extensive range of shops, stores, schools and leisure facilities.

SCHOOLS – St. Augustine Primary School (0.5 miles), Oathall Community College Secondary School (3miles) and South Chailey Secondary School (5.2 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 (15mins) and Brighton (20 mins).





Entrance Hall
7'3" x 3'11"
2.21 x 1.20 m

Sitting Room
11'9" x 14'1"
3.61 x 4.30 m

Dining Room
10'2" x 11'4"
3.12 x 3.48 m

Kitchen
7'1" x 11'0"
2.16 x 3.37 m

Ground Floor

Approximate total area¹⁾
156.24 sq
17,017 sq ft

Reduced headroom
8'4" to
5'7/8" sq ft

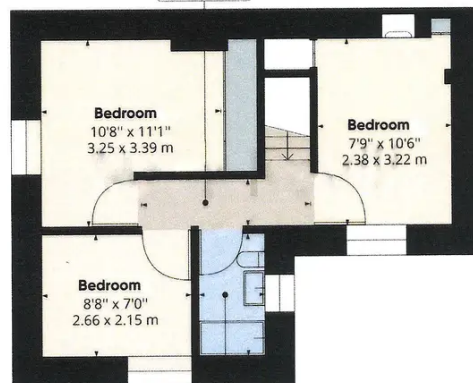
1) Excluding balconies and terraces

2) Reduced headroom
depth 7'5" to 8'2"

While every effort has been made to
ensure accuracy, all measurements are
approximate and should not be relied
upon for any legal or other purposes.

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Landing
9'9" x 2'5"
2.98 x 0.75 m



Bedroom
10'8" x 11'1"
3.25 x 3.39 m

Bedroom
7'9" x 10'6"
2.38 x 3.22 m

Bedroom
8'8" x 7'0"
2.66 x 2.15 m

Bathroom
4'5" x 6'10"
1.35 x 2.10 m

First Floor

Approximate total area¹⁾
228.10 sq
24,643 sq ft

1) Excluding balconies and terraces

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