



**'Woodhouse Eaves' Lewes Road, Scaynes Hill, RH17 7PL**

**Guide Price £550,000 Freehold**

Mansell McTaggart Lindfield





# 'Woodhouse Eaves' Lewes Road, Scaynes Hill, RH17 7PL

**\*PLEASE WATCH VIEWING VIDEO\***

**An excellent opportunity to purchase a 4 Bedroom detached property in a popular Mid-Sussex village + substantial updating / enlargement potential (STPP) + VACANT POSSESSION / NO CHAIN**

- L-shaped **Reception Hall** with storage space and stairs to first floor
- Ground Floor **Cloakroom/WC** with a white suite
- Front to back double aspect spacious **Sitting Room** (potential to create 2 reception rooms)
- **Kitchen / Breakfast Room** with a range of fitted units and space for appliances + adjoining **Store** + **Rear Lobby** accessing the garden
- Separate **Dining Room**
- **First Floor** : landing with airing cupboard housing hot water cylinder and shelving + wall mounted fuse box and meters
- **4 Bedrooms** (Bed 4 currently set up as a Dressing Room) + Bedroom 2 with front uPVC **Sun Room**
- **Bath / Shower Room** fitted with a white suite, enclosed bath, low level WC, wash basin and separate shower cubicle
- Heating via an external Air Source Heat Pump to radiators (disconnected modern Vaillant gas fired boiler in loft)+ uPVC double glazed windows / external doors + Solar Panels
- **Private Driveway** for several vehicles (Frontage: 30' deep x 45' wide)
- 5-bar gate and side drive leading to the detached **Double Garage** with up and over door





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**EPC Rating: B and Council Tax Band: F**

- Spacious uPVC **Workshop** with power
- **90' x 40' South West facing Rear Garden** laid to lawn, paved patio, pond, mature plants, flowers, shrubs and greenhouse
- Walking distance to extensive open countryside, village pub, petrol station/store and Primary School

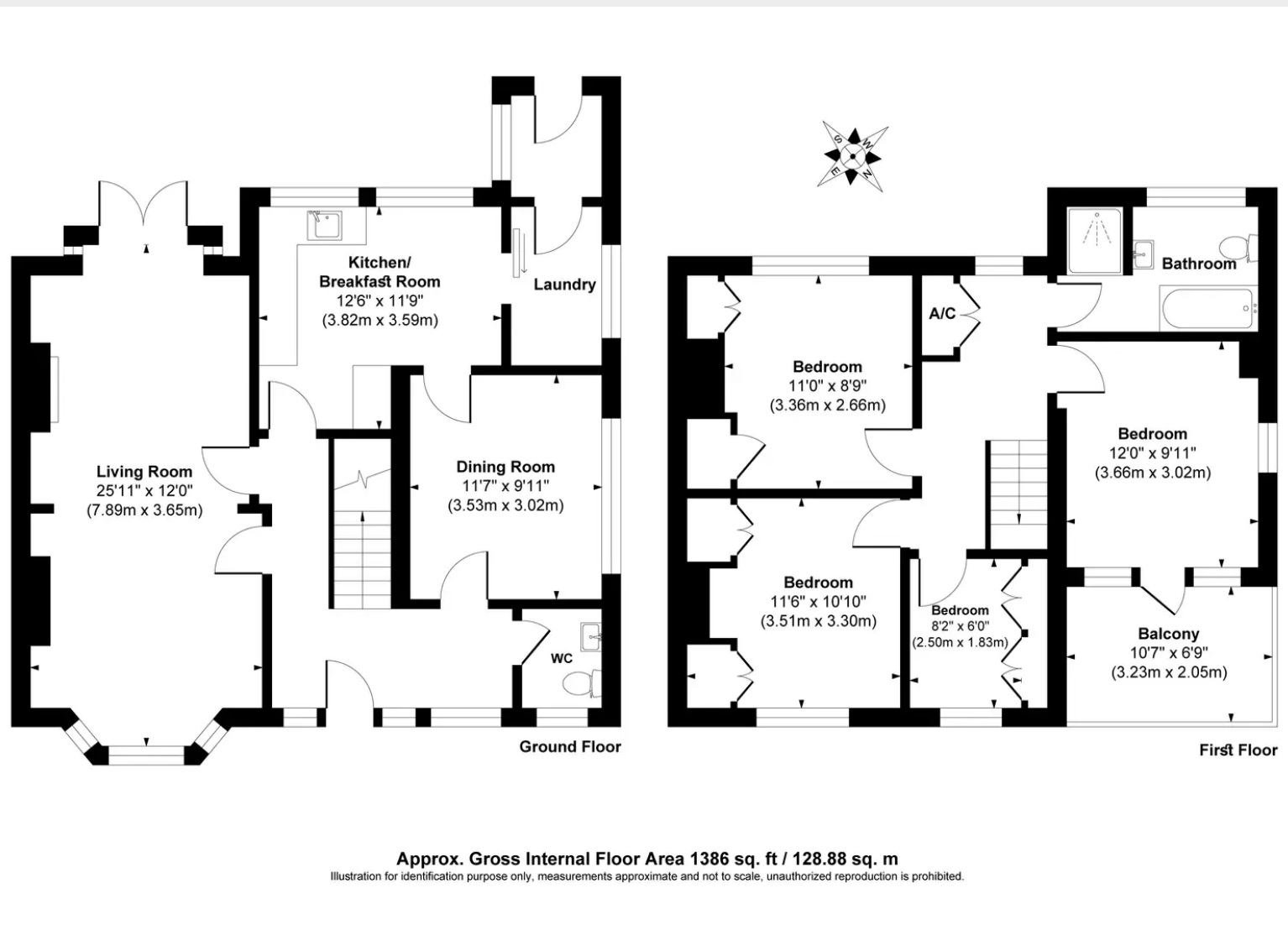
**LOCATION** - The property is situated in the popular village of Scaynes Hill which is only 3 miles to the east of Haywards Heath, which offers an extensive town centre providing shopping and leisure facilities. Scaynes Hill offers a pub/restaurant, Church, village hall and service station/convenience 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) South Chailey Secondary School (5.3 miles) Oathall Community College, Lindfield (2.6 miles). The local area is well served by several independent schools including: Great Walstead (1.5miles) and Ardingly College (4.5 miles).

**STATION** - Haywards Heath mainline railway station (3.1miles) Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).







## Mansell McTaggart Estate Agents

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