



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

Mansell McTaggart Lindfield

Guide Price **£450,000** Freehold



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Trusted since 1947

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**** AVAILABLE WITH NO ONWARD CHAIN ****

An extended 3 bedroom semi-detached village home + Private Driveway + 100' Rear Garden. Close proximity to the Millennium Hall, recreation ground, local pub, petrol station / store and extensive countryside walks.

- **Entrance Hall** stairs to first floor and storage
- Bay fronted **Sitting Room** feature fireplace and wood floors
- **Utility Cloakroom / WC** space and plumbing for washing machine and dryer, low level WC, wash basin, heated towel rail and side window
- **Kitchen** re-fitted with an attractive range of units at eye and base level, integral 'Stoves' oven and hob, space and plumbing for appliances, sink unit and cupboard housing 'Worcester' gas boiler
- Double aspect **Sitting / Dining Room** to the rear with high ceiling, windows and two sets of double doors onto the garden, wood floor and radiator
- **Lobby / Boot Room** with side door access
- **First Floor:** landing with loft hatch
- **3 Bedrooms** - Beds 1 + 2 with built in wardrobes
- **Family Bathroom** fitted with a white suite, enclosed bath, mixer tap, shower attachment, screen, low level WC, wash basin, radiator and opaque rear window
- **Outside** - Block paved 25' deep x 22' wide **Private Driveway** for 2 vehicles with mature hedging
- Sunny 100' x 22' **Rear Garden** laid to full width paved patio, shaped lawn, shed, further top patio and timber fencing (potential for rear gate to recreation ground, if required)



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EPC Rating: D and Council Tax Band: D

LOCATION

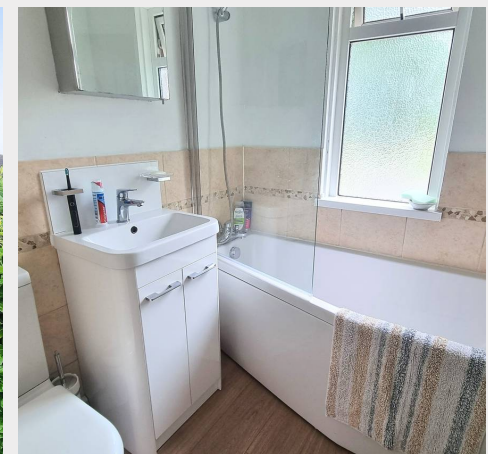
The property is situated in the popular village of Scaynes Hill which is only 3 miles to the East of Haywards Heath, which offers an extensive town centre providing shopping and leisure facilities. Scaynes Hill offers a pub/restaurant, Church, village hall and service station/convenience store. Newick 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.

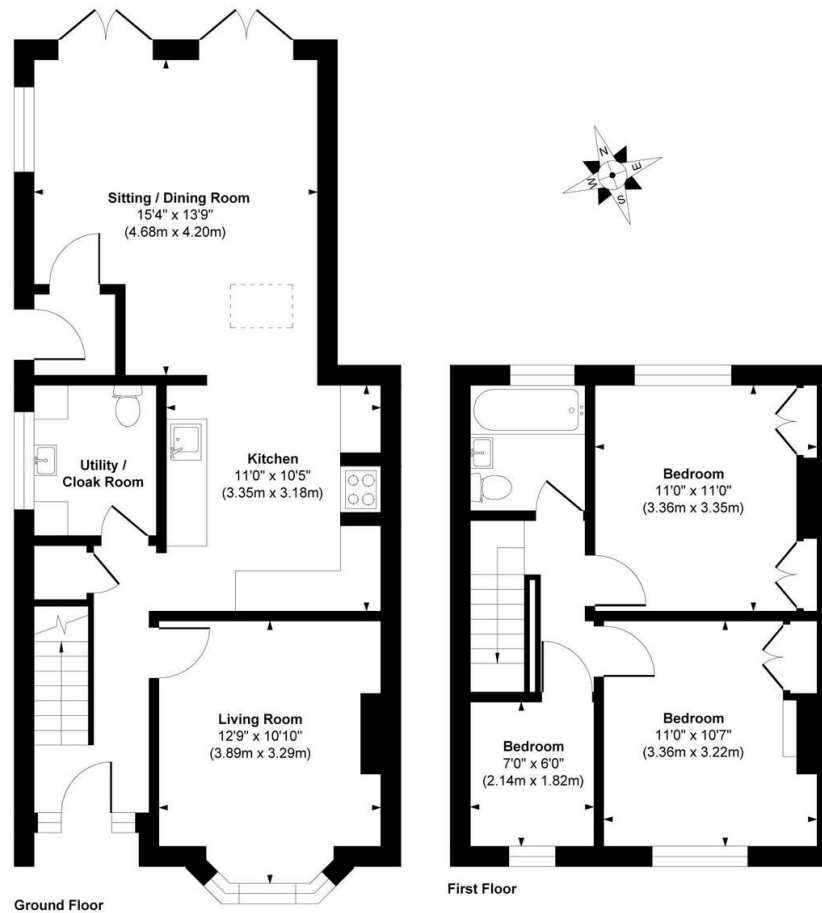
SCHOOLS

St Augustine's Primary School in Vicarage Lane (0.3 miles) Chailey Secondary School, South Chailey (5.2 miles) Oathall Community College, Lindfield (2.7miles). 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).





Approx. Gross Internal Floor Area 975 sq. ft / 90.58 sq. m

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

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