



**MANSELL  
McTAGGART**  
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**5 St. Augustines Close, Scaynes Hill, RH17 7PA**

**Offers In Excess Of £430,000 Freehold**





## 5 St. Augustines Close, Scaynes Hill, RH17 7PA

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

**A well presented and extended 3 Bedroom  
semi-detached village home built in the 1950s  
situated in a tucked away location**

- **Entrance Hall** stairs to first floor + storage
- Open plan **Kitchen / Breakfast / Family Room** fitted range of units, appliances, breakfast bar + storage
- Adjoining **Dining Room** doors to garden
- **Sitting Room** + feature fireplace
- Rear **Utility Room** space and plumbing for appliances + fitted storage + door to garden
- **First Floor** landing - hatch to loft space (ladder / lighting / part boarded)
- **3 Bedrooms**
- **Family Bathroom** re-fitted with a modern white suite
- Block paved **Private Driveway**
- Sunny 50' x 25' **South Facing Rear Garden** full width patio, shaped lawn, summerhouse + gated side access
- Gas fired central heating to radiators
- Double glazed windows
- Walking distance to village facilities (includes: local pub, petrol station, Millennium Hall, primary school)
- Extensive woodland and countryside walks on your doorstep





# 5 St. Augustines Close, Scaynes Hill, RH17 7PA

**EPC Rating: D and Council Tax Band: D**

## LOCATION

St Augustines Close is located off Church Road which is in turn off the Lewes Road (A272) and is made up of a variety of different style properties close to the Woodland Trust Woods which is perfect for dog walking. Scaynes Hill is surrounded by Sussex countryside and Chailey Common Nature Reserve is nearby. The property is situated close to the village centre with a general store/petrol station (open 7 days a week). The nearby town of Haywards Heath is approx 3 miles to the West offering a more extensive range of shops, stores, schools and leisure facilities.

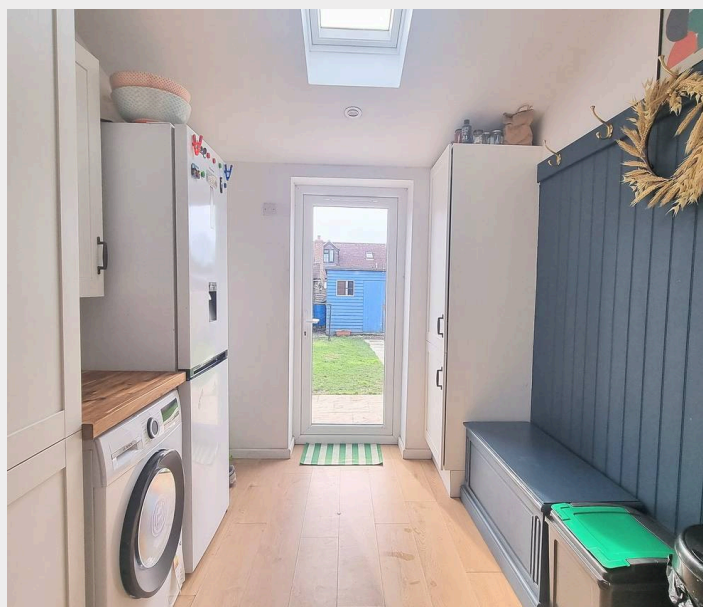
## SCHOOLS

St. Augustine Primary School (0.2 miles - Top rated state school in Sussex that have excelled in the National Curriculum (Insider Media), 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).

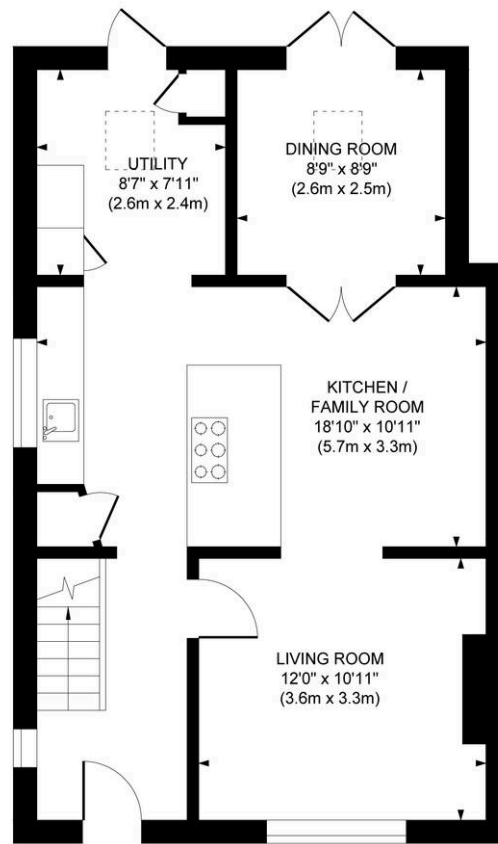
## STATION

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).

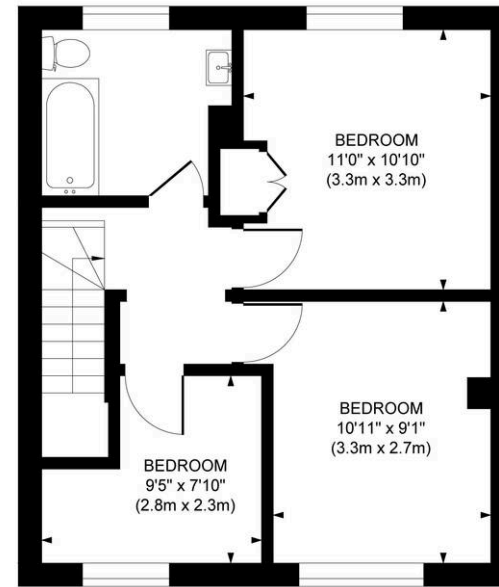
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Approximate Gross Internal Area  
997 sq. ft / 92.63 sq. m



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

## Mansell McTaggart Estate Agents

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