



**MANSELL
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35 Orchard Close, Scaynes Hill, West Sussex, RH17 7PQ

Guide Price **£525,000 Freehold**



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An extended and well presented 3 Bedroom semi-detached village family home + Driveway + 75' x 26' West Facing Rear Garden

26' x 25' Private Driveway for 2 vehicles + Electric Vehicle charging point

- **Entrance Hall** stairs to first floor, shoe and understairs storage
- **Utility Room** sink unit with space and plumbing for domestic appliances
- Generous bay fronted **Sitting Room** with drawers / storage and display units plus double doors
- **Kitchen / Breakfast Room** extended in 2004 + re-fitted in 2022. Fitted units at eye and base level plus a range of 'Neff' appliances, breakfast bar and doors to garden
- **First Floor** landing, side window and loft hatch (boarding / lighting / ladder)
- **2 Double Bedrooms** built-in storage and wardrobes
- **Bedroom 3** currently used as an office
- **Shower Room** re-fitted in 2020 with a modern white suite
- **West Facing Rear Garden** full width re-laid paved patio, further circular patio, shaped lawn, colourful plants, flowers and shrubs, garden shed, Summer House plus timber fencing.



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EPC Rating: C and Council Tax Band: C

LOCATION

The property is situated in the popular village of Scaynes Hill which is only a few miles East of Lindfield & Haywards Heath which offers 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.

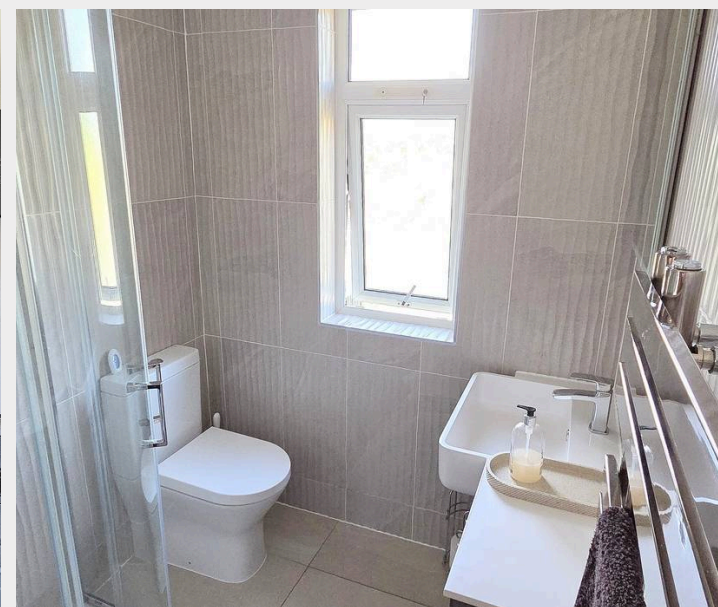
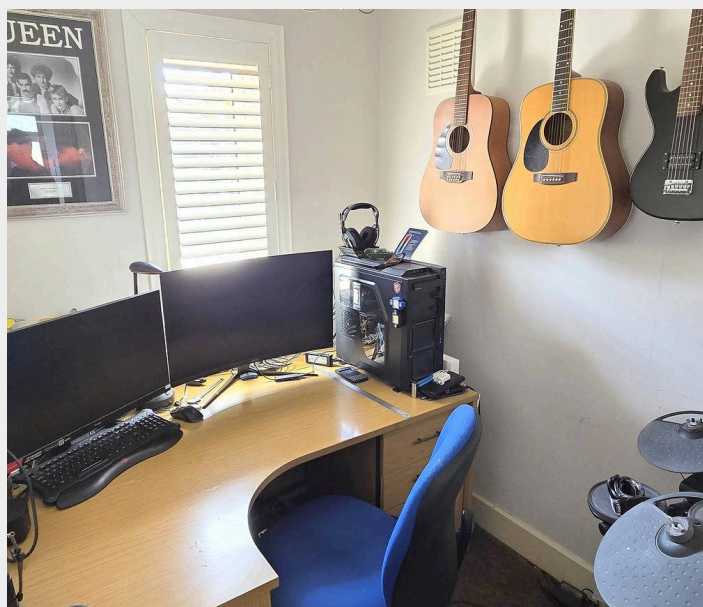
SCHOOLS

St Augustine's Primary School in Vicarage Lane (0.4 miles) Chailey Secondary School, South Chailey (5.3 miles) Oathall Community College, Lindfield (2.8 miles). The local area is well served by several independent schools including; Great Walstead (1.7 miles) and Ardingly College (4.7 miles)

STATION

Haywards Heath mainline railway station (3.3 miles) Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

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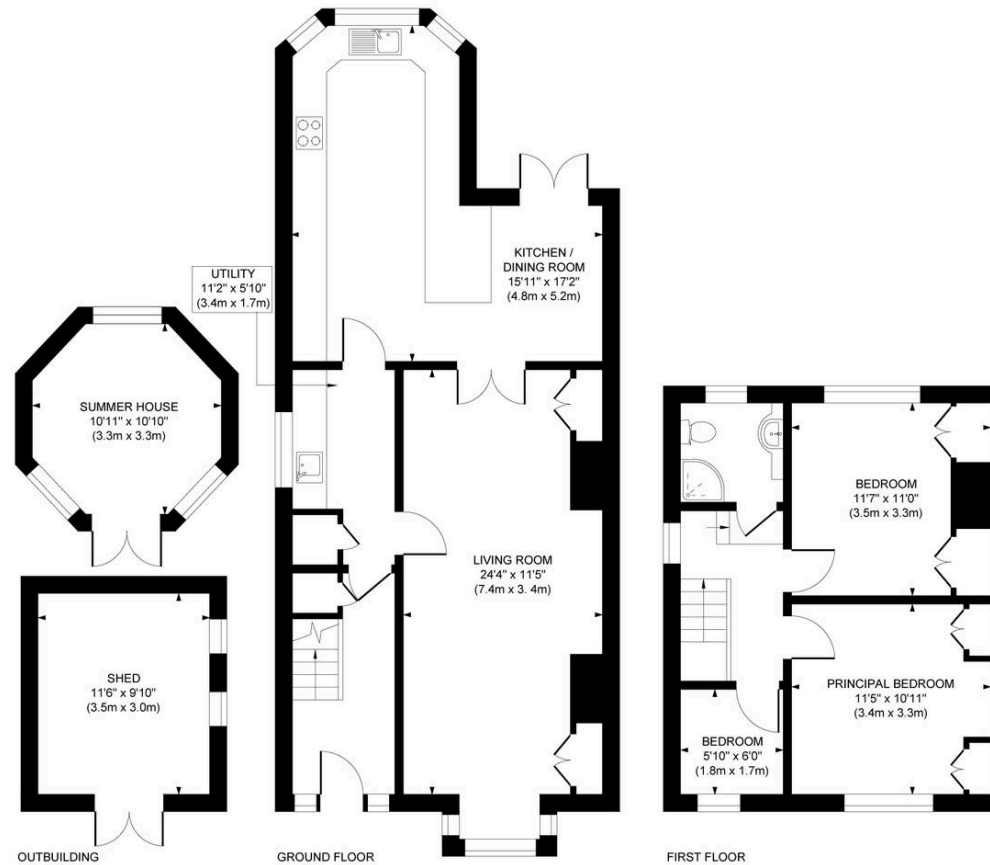


Approximate Gross Internal Area

Main House 1104 sq. ft / 102.64 sq. m

Outbuildings 211 sq. ft / 19.65 sq. m

Total 1316 sq. ft / 122.30 sq. m



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.

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