



## 1 - 5 Little Teagues Farm

LEWES ROAD | SCAYNES HILL | WEST SUSSEX | RH17 7NG

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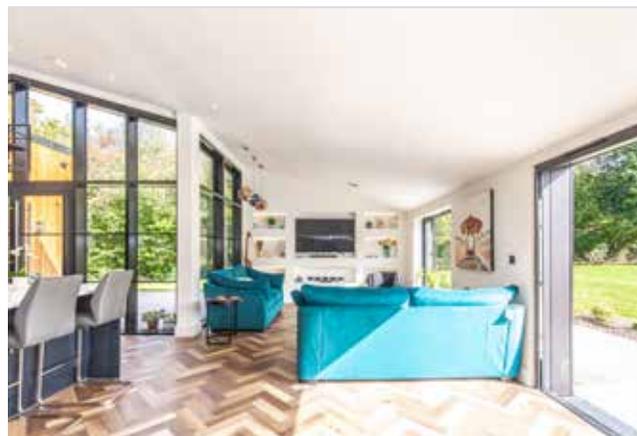


# Situation

A unique development of 5 contemporary 2,3 and 4 bedroom properties set in a semi-rural setting boasting a wealth of high specification technological and energy efficient features

Scaynes Hill village offers a range of amenities including a village shop, church, public house and recreation ground. Haywards Heath and Lindfield are a short drive away and with bustling High Streets offering an eclectic range of shops and amenities, along with Haywards Heath's mainline train station providing regular rail services to London and Brighton. There are also a range of revered state and private schools locally.

With the backdrop of glorious countryside and rural surroundings, this select gated development of 5 unique and contemporary properties showcases high specification technology, superb 'A rated' energy efficiency and luxury fixtures and fittings throughout. Large vaulted open plan spaces reflect the needs and wants of the more modern lifestyles boasting luxury carpets and herringbone oak flooring framed by floor to ceiling windows and bi-fold doors. The kitchens and utility rooms house a range of fitted 'Bosch' appliances and stone workspaces with the modern tiled bathrooms and shower rooms fitted with luxury sanitary wear. Underfloor heating throughout the properties is powered by the latest energy efficient technology including air source heat pumps, solar panels and heat recovery systems. The properties benefit from private rear paved patios and large south facing gardens that are laid to lawn. There is allocated parking and electric car charging points to the front of each property along with visitor parking.



# Kitchen

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- » Shaker style wall and base units
- » Granite worksurfaces
- » Luxury fitted 'Bosch' appliances including electric oven and microwave oven, dishwasher, electric Induction hob with electric venting fan and American style fridge freezer
- » Contemporary lighting
- » Vaulted ceilings
- » Herringbone oak flooring



# Bathrooms

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The bathrooms and shower rooms are all styled in a modern fashion with a range of contemporary fittings including panelled baths, large walk in shower cubicles with wall mounted showers, hand shower attachments and glazed screens, low level w.c. suites, wash hand basin and heated ladder style towel radiators.



# Specification

- » All properties are fitted with air source heat pumps
- » Underfloor heating throughout the properties
- » Fitted Solar PV panels (plots 1 & 5 include fitted storage batteries)
- » Properties are very well insulated achieving a very rarely seen EPC energy rating 'A'
- » Fitted mains ventilation heat recovery systems
- » Fitted with remotely operated security alarm and CCTV security systems
- » Fitted 'Ring' doorbells
- » Remote controlled electric gated entrance
- » Low power consumption external lighting throughout
- » Electric car charging points
- » Private drainage



# External

This select development is accessed via a remote controlled electric timber 5 bar gate over a shingle driveway leading to the properties. Each property has its own driveway with parking and there are further visitor parking areas. A post and rail fence denotes the boundaries with low consumption external lighting. Each property has a paved patio adjoining the rear of the property leading to a large expanse of lawn. A post and rail fence and laurel hedgerow denotes the rear boundaries with timber gates at the bottom of the gardens for rear access.



### 1 Little Teagues Farm, Lewes Road, Scaynes Hill, RH17 7NG

Approximate Gross Internal Area = 171.6 sq m / 1847 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2023

### 2 Little Teagues Farm, Lewes Road, Scaynes, Hill RH17 7NG

Approximate Gross Internal Area = 102.2 sq m / 1100 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2023

### 3 Little Teagues Farm, Lewes Road, Scaynes Hill, RH17 7NG

Approximate Gross Internal Area = 153.4 sq m / 1651 sq ft



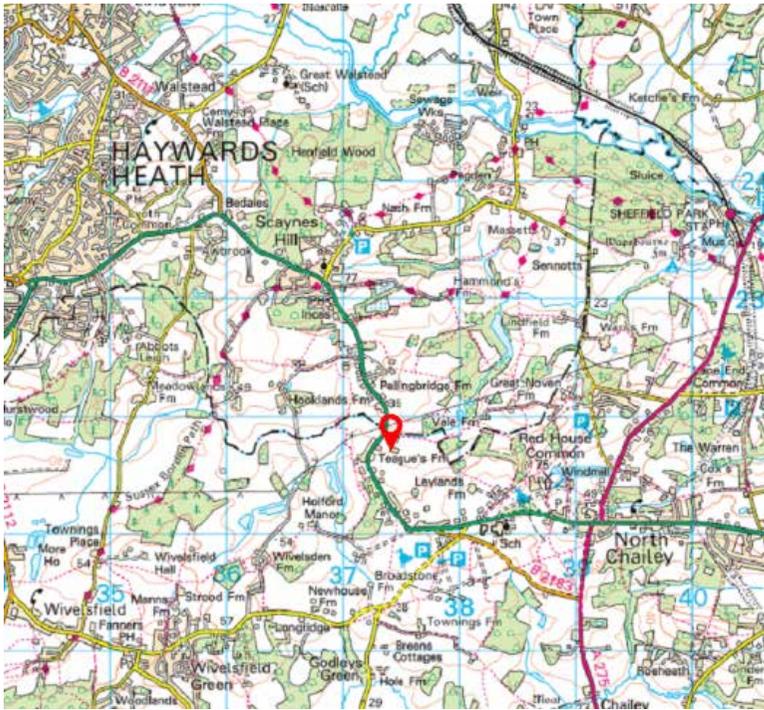
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### 4 Little Teagues Farm, Lewes Road, Scaynes Hill, RH17 7NG

Approximate Gross Internal Area = 102.2 sq m / 1100 sq ft



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## Transport Links

Haywards Heath Train Station	approx. 4.2 miles
London Victoria By Train	approx. 40 mins
A23 Slip Road	approx. 7.9 miles
Brighton	approx. 15 miles
Gatwick Airport	approx. 16.5 miles



Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

A buyer is advised to obtain verification from the solicitor.

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