



**3 Hillcrest Close, Scaynes Hill, West Sussex, RH17 7PJ**

Guide Price **£600,000** Freehold

Mansell McTaggart Lindfield





# 3 Hillcrest Close, Scaynes Hill, West Sussex, RH17 7PJ

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

A stunning village bungalow built in 1965 that has been altered and fully refurbished since 2020 with a rear extension in 2022. This wonderful property now provides 2 Double Bedrooms, 2 Bath/Shower Rooms, 2 Reception Rooms and is presented in 1st class order. NO CHAIN

- Front door into **Entrance Hall** storage cupboard, loft hatch (ladder/lighting/part boarded)
- **Bedroom 2** double aspect, front and side windows
- Generous **Sitting Room** with feature gas fire and new bay fronted window with shutters
- **Inner Lobby** useful deep storage cupboard (shelving/lighting/power)
- **Family Bathroom** re-fitted with a modern white suite, enclosed bath, shower unit, screen shower attachment, low level WC, wash basin and cupboard, heated towel rail and extractor
- **Principle Bedroom** fitted range of wardrobes and rear window. **En-Suite Shower Room** white suite, double sized cubicle, low level WC, wash basin, cupboards, drawers and opaque side window
- A stunning open plan extended **Kitchen / Dining / Family Room** 2 Skylights, double doors onto the garden, space for generous table and chairs, a fitted range of **kitchen** units at eye and base level, integral fridge, freezer, dishwasher, AEG induction hob, oven/grill, microwave, space for washing machine, sink unit and rear window
- **60' x 35' Frontage** an area of lawn flanked by an enlarged block paved **Private Driveway** for several vehicles. Attached **Single Garage** (new electric door, newly felted roof + excellent potential for conversion, if required)





# 3 Hillcrest Close, Scaynes Hill, West Sussex, RH17 7PJ

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

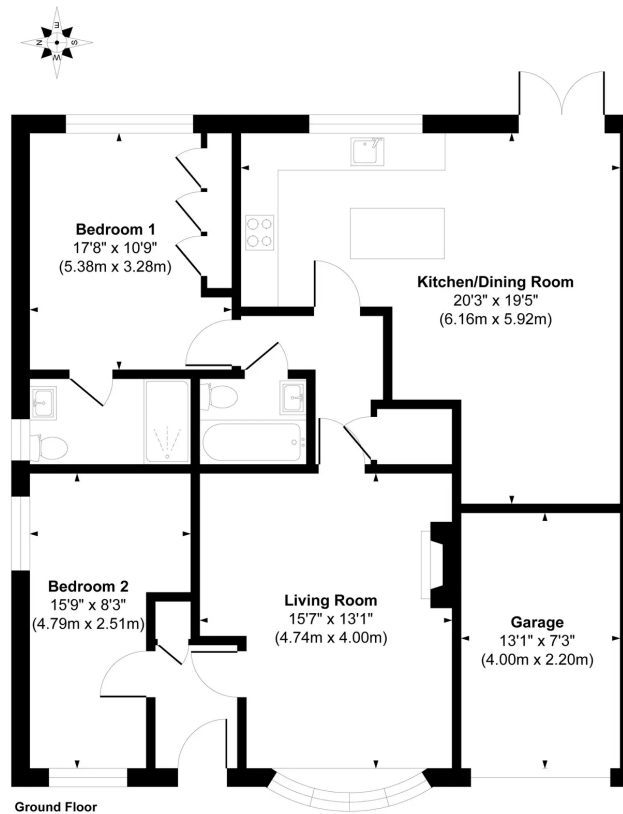
- Gated side access around to the enclosed and re-landscaped private 40' x 40' sunny **East Facing Rear Garden** laid to patio and lawn plus shed, water tap, external power and timber fencing
- Gas fired central heating to radiators (new boiler Nov 2020) and uPVC double glazed windows
- Short walk of the village pub, petrol station/store, Primary School and extensive open countryside

**LOCATION** - The property is situated in a tucked away position in the popular village of Scaynes Hill only 3 miles to the east of Haywards Heath which offers an extensive town centre, 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 pubs/restaurants. Nearby countryside is interspersed with footpaths / 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, Scaynes Hill (0.6 miles), Chailey Secondary School, South Chailey (5.5 miles), Oathall Community College, Lindfield (3.0 miles). The local area is well served by several independent schools including: Great Walstead (1.9 miles) and Ardingly College (4.9 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).





**Approx. Gross Internal Floor Area 1073 sq. ft / 99.65 sq. m**  
Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

## Mansell McTaggart Estate Agents

53A High Street, Lindfield, West Sussex, RH16 2HN

Tel: 01444 484084

Email: [lind@mansellmctaggart.co.uk](mailto:lind@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/lindfield](http://www.mansellmctaggart.co.uk/branch/lindfield)

