



10 Hillcrest Close, Scaynes Hill, West Sussex, RH17 7PJ

Guide Price £650,000 Freehold

Mansell McTaggart Lindfield



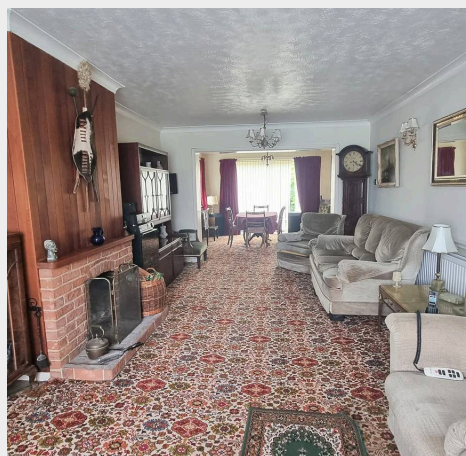
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**** PLEASE WATCH VIEWING VIDEO ****

A tucked away and extended 4 Double Bedroom linked-detached chalet property with 3 Reception Rooms and 2 Bath/Shower Rooms. South Facing Rear Garden + Driveway and Garage. NO CHAIN

The accommodation comprises:

- **Reception Hall** with stairs to first floor
- Ground floor **Cloakroom/WC** fitted white suite
- Separate **Shower Room** tiled cubicle, wash basin, cupboard, drawers, heated towel rail and opaque side window
- Bay fronted **Living Room** feature open open fire
- Adjoining **Dining Room** sliding doors to garden
- **Kitchen/Breakfast Room** fitted with a range of units at eye and base level, space and plumbing for domestic appliances, space for table / chairs, door to garden
- Flexible **Reception Room / Study** - ideal TV / Play Room / Office with built-in storage and window
- **First Floor** - central landing with airing cupboard housing 'Glow Worm' gas fired combi boiler
- **4 Double Bedrooms**
- **Family Bathroom** fitted white suite, enclosed bath, 'Mira' shower unit, screen, radiator and window
- Gas central heating + double glazed windows
- **Modernisation Required** with excellent potential for alteration / further extension, if required (STPP)
- **40' x 40' Frontage** laid to lawn flanked by block paved **Private Driveway** for 2 vehicles (room to widen) and attached **Garage** electric roller door, power, lighting and personal door to garden



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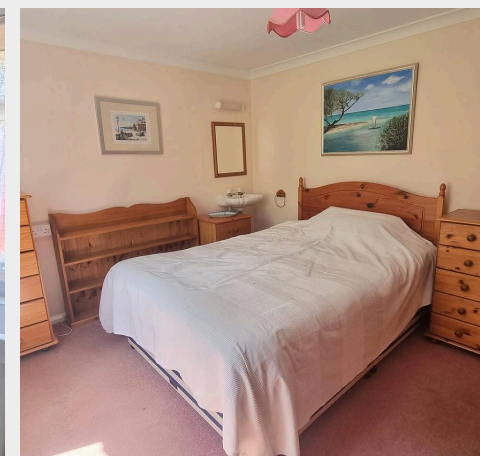
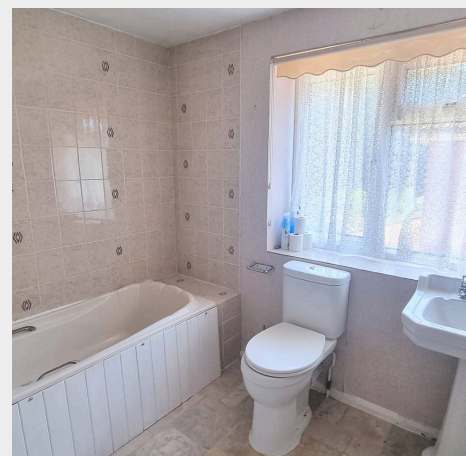
EPC Rating: D and Council Tax Band: E

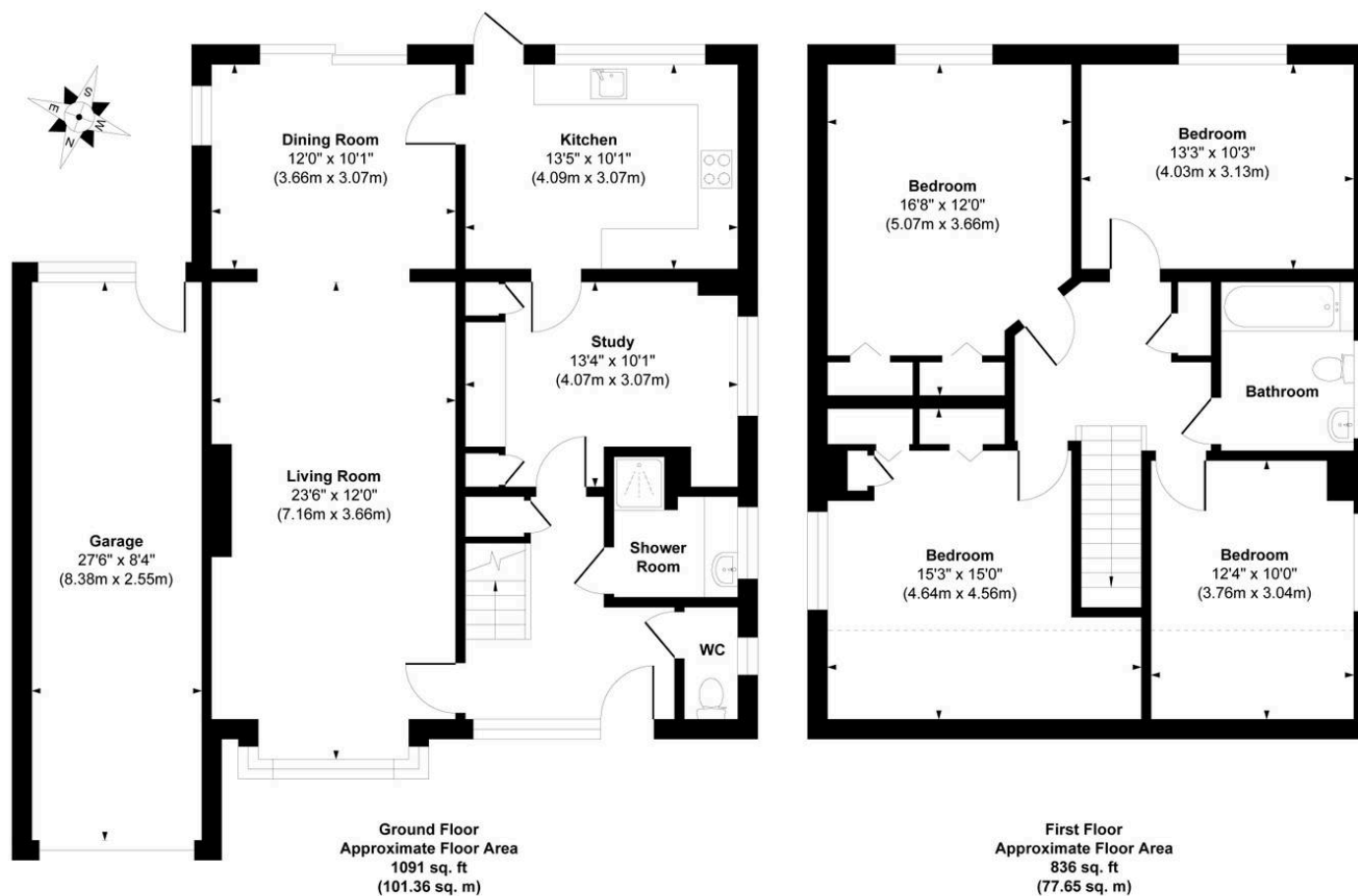
- Enclosed **48' x 38' South Facing Rear Garden** paved patio adjoins the property, shaped lawn, mature plants and shrubs
- Walking distance to local facilities

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 1927 sq. ft / 179.01 sq. m (Including Garage)

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

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