







**10 Hillcrest Close, Scaynes Hill,  
RH17 7PJ**

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

**MODERNISATION REQUIRED** - 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. An excellent opportunity to update and create your own home! **NO CHAIN**

- **Reception Hall**
- Ground floor **Cloakroom/WC** + separate **Shower Room**
- Bay fronted **Sitting Room** + feature open open fire + adjoining **Dining Room**
- **Kitchen/Breakfast Room** fitted with a range of units + space for appliances
- Separate **TV Room / Play Room / Home Office** + built in storage
- **First Floor** - central landing
- **4 Double Bedrooms**
- Separate **Family Bathroom**
- Gas fired central heating + double glazed windows
- **Modernisation Required** + excellent potential for alteration / further extension (STPP)
- **40' x 40' Frontage**
- Block paved **Private Driveway** + attached **Garage**
- Enclosed **48' x 38' Rear Garden** paved patio, lawn, mature plants and shrubs





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

## 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

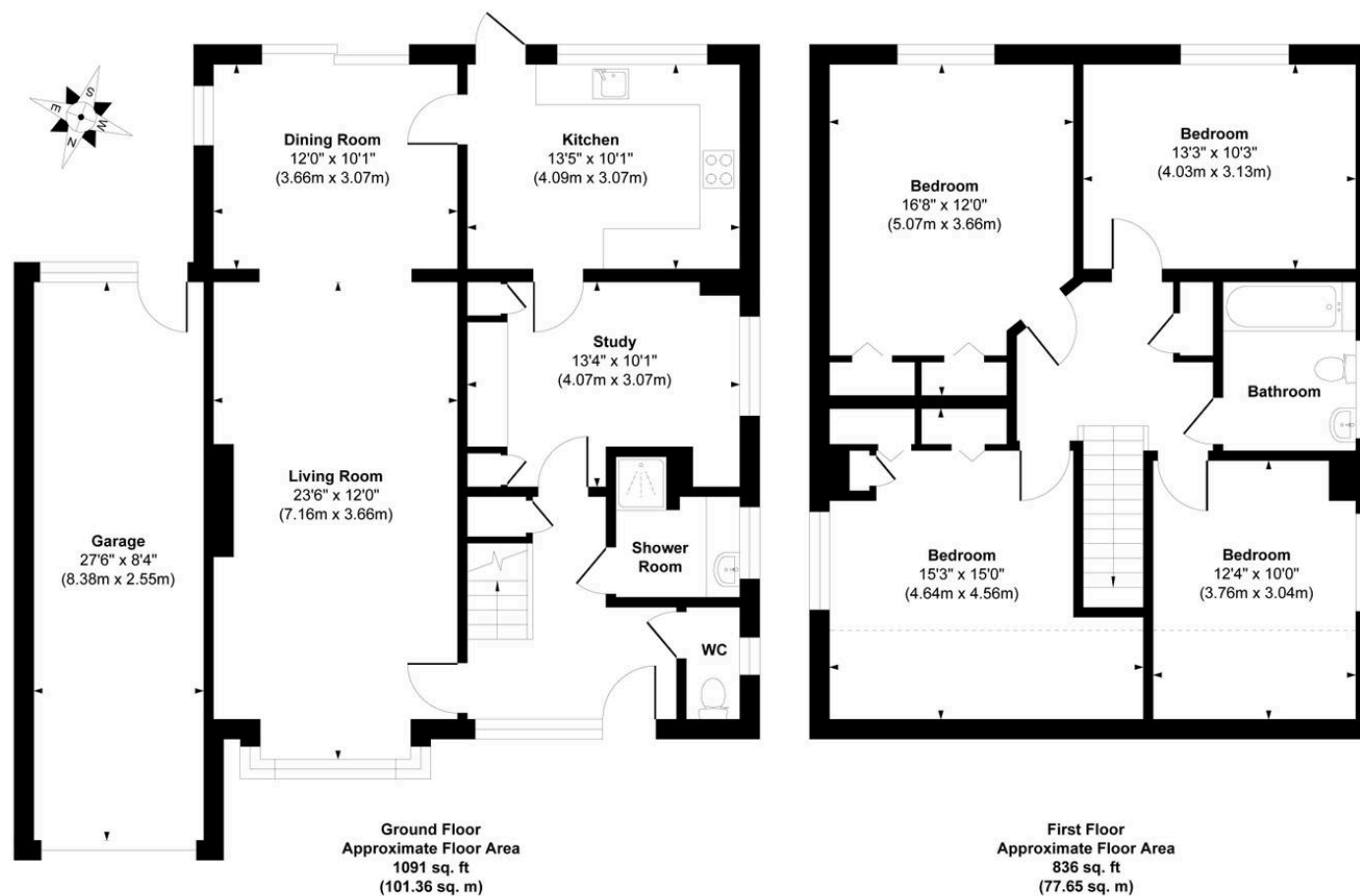
St Augustine's Primary School in Vicarage Lane, Scaynes Hill (0.6 miles), Chailey Secondary School, South Chailey (5.5 miles), Oathall Community College, Lindfield (3.0 miles). The local area is well served by several independent schools including: Great Walstead (1.9 miles) and Ardingly College (4.9 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).







## Mansell McTaggart Estate Agents

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