



**MANSELL
McTAGGART**
— Trusted since 1947 —



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

Guide Price £599,950 Freehold



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

***PLEASE WATCH VIEWING VIDEO ***

MODERNISATION REQUIRED + NO CHAIN

A tucked away and extended 4 Double Bedroom linked-detached chalet property. 3 Reception Rooms and 2 Bath/Shower Rooms. South Facing Rear Garden, Driveway and Garage. An excellent opportunity to create your own home!

- Walking distance to local facilities including Petrol Station/Shop, Primary School, village Hall, popular Pub and countryside walks
- **Reception Hall** stairs to first floor
- **Cloakroom/WC** + separate **Shower Room** white suite
- Bay fronted **Sitting Room** + feature open fire
- **Dining Room** sliding doors to garden
- **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** white suite
- Gas fired central heating + double glazed windows + excellent potential for alteration / further extension (STPP)
- **40' x 40' Frontage** laid to lawn
- Block paved **Private Driveway**
- Attached **Garage**
- Enclosed **48' x 38' Rear Garden** paved patio, shaped lawn, mature plants and shrubs



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

EPC Rating: D and Council Tax Band: E

LOCATION

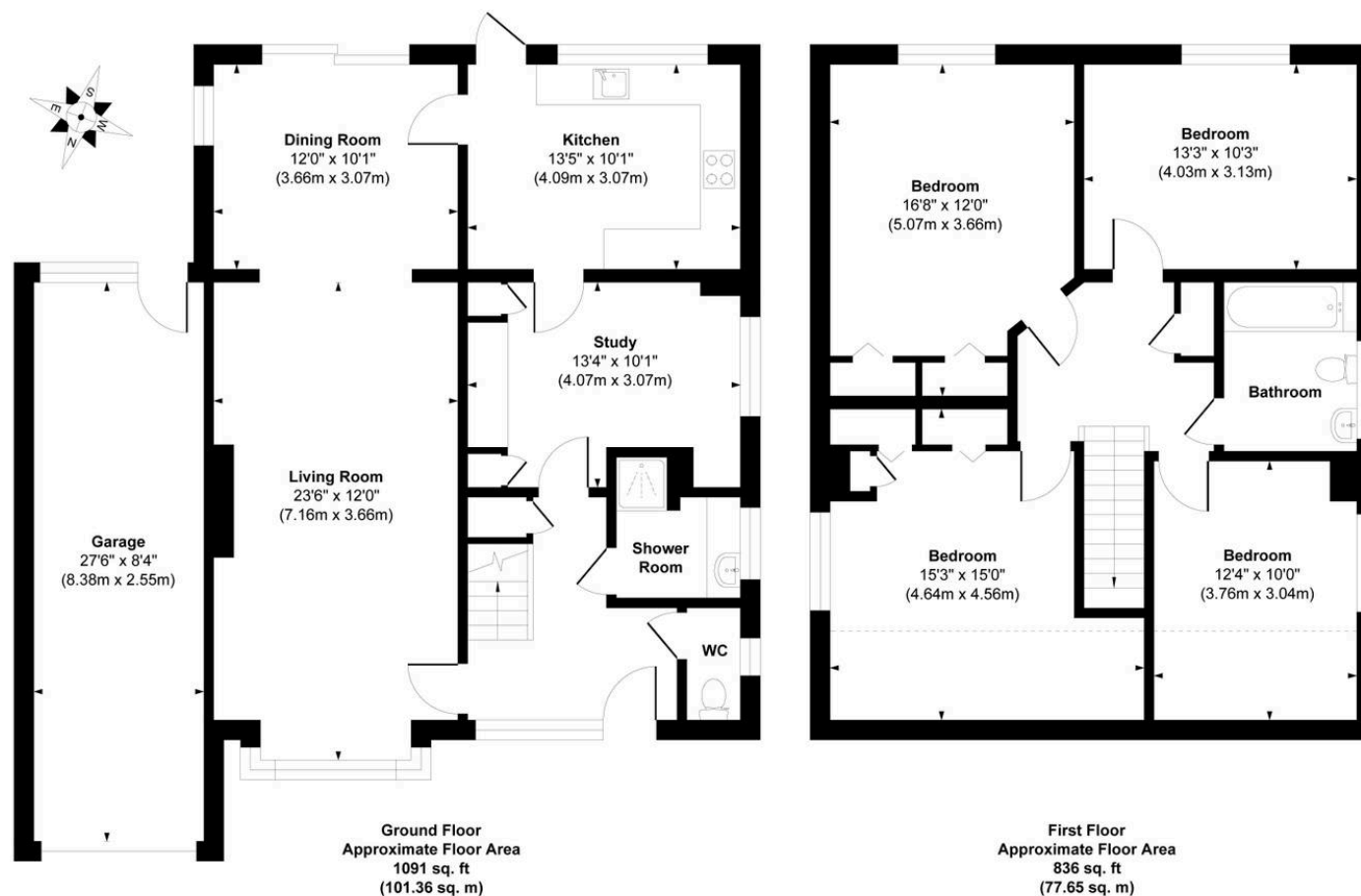
The property is situated in a tucked away position in the popular village of Scaynes Hill only 3 miles to the East of Haywards Heath which offers an extensive town centre, shopping and leisure facilities. Scaynes Hill offers a pub/restaurant, Church, village hall and service station / convenience store. Newick is 3.5miles 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 (4.9miles)

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**
— Trusted since 1947 —





Mansell McTaggart Estate Agents

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

01444 484084

lind@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/lindfield

**MANSELL
McTAGGART**
— Trusted since 1947 —

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.