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**18 Anchor Avenue, Scaynes Hill, West Sussex, RH17 7GJ**

Guide Price £700,000 – £725,000 Freehold





## 18 Anchor Avenue, Scaynes Hill, West Sussex, RH17 7GJ

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

A very well presented modern detached village home with 4 Bedrooms, 3 Reception Rooms and 3 Bath/Shower Rooms. Block paved Private Driveway for 2 vehicles + integral Garage

The property is situated in a tucked away spot in 'The Swallows' development built in 2020 by Nicholas King Homes to 'The Weald' design

- The 1,673 sq ft of accommodation comprises:  
**Entrance Hall** storage and stairs to first floor
- Ground floor **Cloakroom/WC** fitted white suite
- Double aspect **Sitting Room**
- Multi purpose **Reception Room** currently set up as a Home Office
- **Kitchen / Dining Room** fitted range of units and appliances + space for table / chairs
- Adjoining **Utility** Room space for appliances
- **First Floor** Landing, airing cupboard + loft hatch
- **4 Bedrooms**, (3 with built-in wardrobes)
- **2 En-Suites** modern white suites
- Separate **Family Bathroom** modern white suite
- Enclosed 28' deep x 40' wide **Rear Garden** laid to patio and lawn
- **Driveway** for 2 vehicles 20' x 9'10 **Garage**
- Walking distance of the village Pub, St. Augustine's Primary School, petrol station + extensive open countryside
- Remainder of 10 year new homes warranty
- **Estate Charge** : approx £280.00 per half year



# 18 Anchor Avenue, Scaynes Hill, West Sussex, RH17 7GJ

**EPC Rating: B and Council Tax Band: F**

## LOCATION

The property is situated in this exclusive development in the heart of Scaynes Hill tucked away off the Lewes Road / A272. There are open areas of Woodland Trust Woods in the village which is perfect for dog walking. Scaynes Hill is surrounded by Sussex countryside and Chailey Common Nature Reserve is within easy reach. The property is walking distance of the village centre with its general store/petrol station which is open seven days a week, village pub and highly regarded St. Augustine Primary School. The nearby town of Haywards Heath is approximately 3 miles to the west offering a more extensive range of shops, stores, schools and leisure facilities.

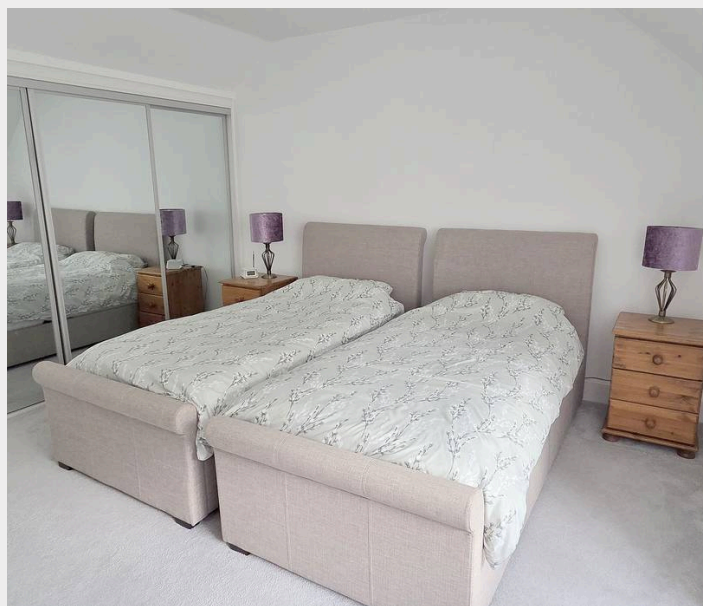
## SCHOOLS

St. Augustine Primary School (0.4 miles) Oathall Community College Secondary school (3 miles). Independent schools include: Great Walstead (2miles) and Ardingly College (5 miles)

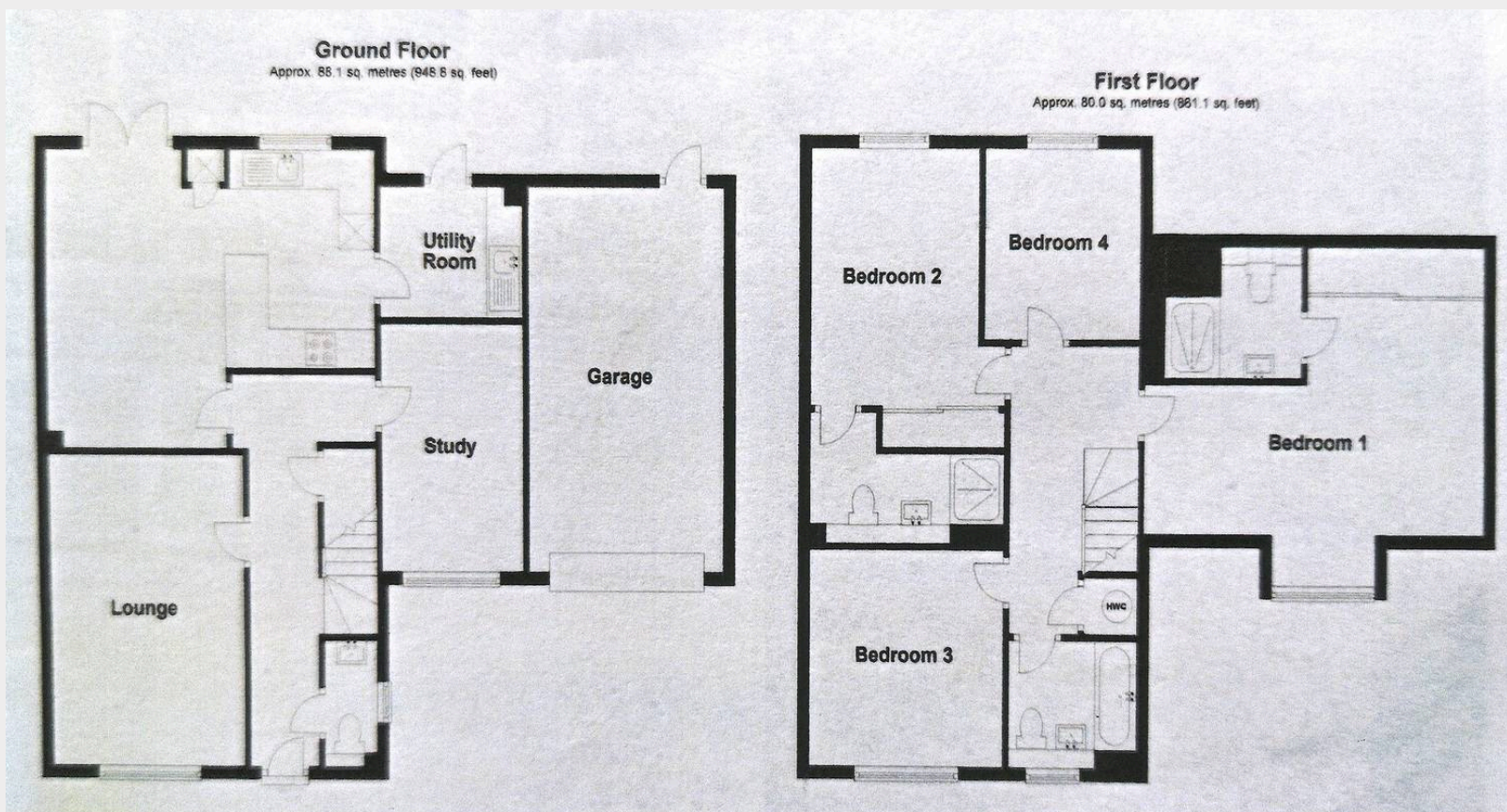
## STATION

Haywards Heath mainline railway station (3.6 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

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**LOUNGE:** 15'11 x 10'9 (4.85m x 3.28m)    **KITCHEN / DINING:** 18'4 x 15'2 (5.59m x 4.63m)  
**STUDY:** 12'11 x 7'10 (3.94m x 2.39m)    **BEDROOM 1:** 18'8 x 17'0 (5.69m x 5.19m)  
**BEDROOM 2:** 13'2 x 9'3 (4.02m x 2.82m)    **BEDROOM 3:** 11'1 x 10'9 (3.38m x 3.28m)  
**BEDROOM 4:** 9'10 x 8'8 (3.00m x 2.64m)    **GARAGE:** 20' x 9'10 (6.07m x 2.74m)

## Mansell McTaggart Estate Agents

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