



Sunny Croft Tanyard Lane, Danehill RH17 7JH

Guide Price £800,000 – £825,000

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Sunny Croft Tanyard Lane

Danehill, Haywards Heath

Standing in large mature gardens of around half an acre a spacious semi detached house with accommodation arranged over three floors together with a good sized home office/gym and extensive garaging and parking. The property stands in an elevated position at the end of a country track off Tanyard Lane, between Danehill and Chelwood Gate, and has lovely westerly views to the former Macmillan Estate which includes being able to enjoy some beautiful sunsets. The track ends in front of the house which has forecourt parking for a number of cars together with the original timber outbuilding of around 650 square feet, useful as garaging/workshop space. The house has a living room with double doors to the garden, dining room and a sun room to the rear. There is a spacious kitchen/breakfast room with worktops, cupboards and drawers, and a cloakroom off the hallway. On the first floor there are three bedrooms, two of which overlook the rear garden, an en suite bathroom with shower cubicle, bath, W.C. suite and hand basin, and a shower room. Above on the top floor is a further bedroom with adjacent cloakroom. The gardens which are enclosed by established hedging are laid predominantly to lawn and extend in all to approximately half an acre.

Council Tax band: F

Tenure: Freehold

- 4 BEDROOMS 3 BATHROOMS
- LARGE GARDENS OF 1/2 ACRE (tbv)
- LIVING ROOM DINING ROOM
- GARAGING & HOME OFFICE
- COUNTRY HOME & LARGE GARDEN





Sunny Croft Tanyard Lane

Danehill, Haywards Heath

Country setting in ground of approximately 1/2 acre. this impressive 4 bedroom semi detached home, Office/ annexe potential and 32ft garage/workshop. 3 bathrooms, ample parking. Must be viewed.

Council Tax band: F

Tenure: Freehold

- 4 BEDROOMS 2 BATHROOMS
- LARGE GARDENS OF 1/2 ACRE (tbv)
- LIVING ROOM DINING ROOM
- GARAGING & HOME OFFICE
- COUNTRY HOME & LARGE GARDEN
- END OF SMALL TRACK
- WESTERLY VIEWS & SUNSETS
- OIL FIRED CENTRAL HEATING
- LOCAL SHOPS NUTLEY/FOREST ROW



There are local shops at Nutley and Forest Row villages, both of which are within 4 miles. The town of Haywards Heath is within 7.5 miles providing more extensive shopping facilities , sports and recreational amenities, and express rail services via Gatwick to London. Schools are well represented in the area including Cumnor Hose closeby, Michael Hall Steiner and Greenfields in Forest Row, Brambletye at Ashurst Wood, together with various primary schools in Danehill, Nutley and Forest Row. Gatwick Airport and the M23 Motorway are within 17 miles, Brighton and the South Coast is within 20 miles.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

Mansell McTaggart Forest Row

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