



**MANSELL
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'Pellingbridge Cottage' Lewes Road, Scaynes Hill, RH17 7NG

Guide Price £400,000 Freehold



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A charming 3 bedroom, 2 Reception Room, 1 Bathroom semi detached half tile hung character Victorian cottage on the outskirts of Scaynes Hill only a few miles East of Lindfield / Haywards Heath

The accommodation comprises:

- **Entrance Hall** side window
- **Utility Room** with space and plumbing for appliances
- **Sitting Room** with feature brick fireplace and wood burner
- Separate **Dining Room** with stairs to first floor
- **Kitchen** with fitted units and space for appliances + stable door
- **First Floor** landing with loft hatch
- **3 Bedrooms** (2 doubles + 1 single)
- Separate **Bathroom** fitted with a white suite
- Oil fired central heating
- Double glazed windows
- **Outside** - Plot Size 80' wide x 76' deep) shaped lawns, plants flowers and shrubs, elevated paved patio, oil cylinder and water tap
- **Private Driveway** for several vehicles
- 15'7 x 16'6 **Garage/Workshop**
- Excellent potential for extension to the side and/or rear (STPP)



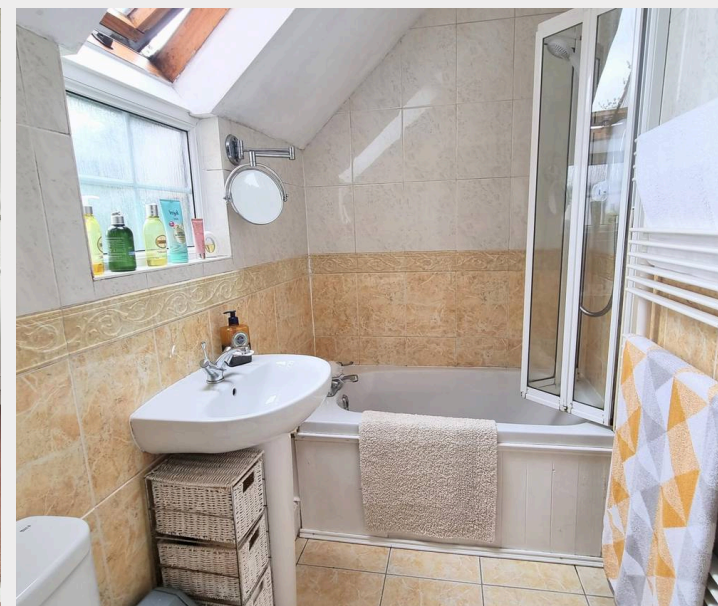
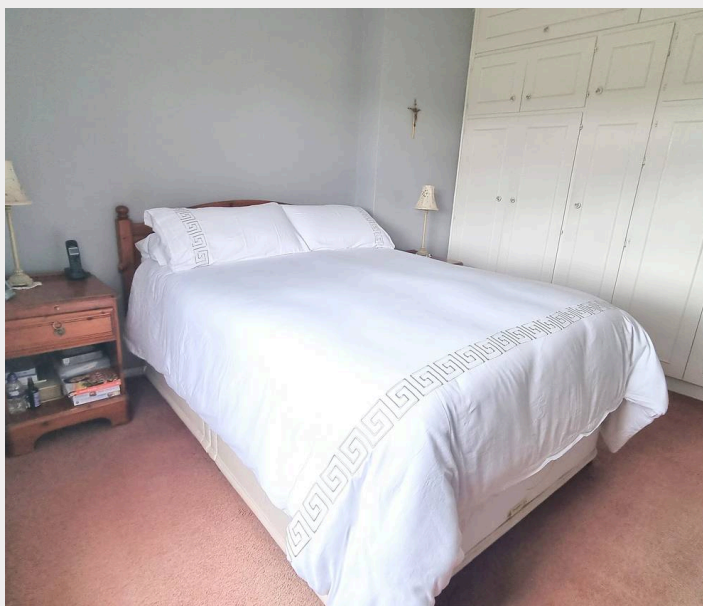
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EPC Rating: E and Council Tax Band: E

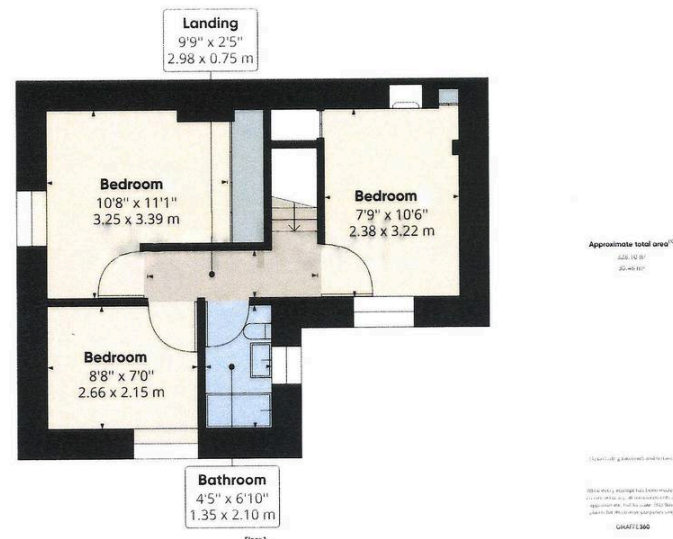
LOCATION - The property is situated on the Lewes Road / A272 on the Eastern side of the village. There are open areas of Woodland Trust Woods in the village which is perfect for dog walking. Scaynes Hill is surrounded by Sussex countryside and Chailey Common Nature Reserve is within easy reach. The property is close to the village centre with its general store/petrol station which is open seven days a week. The nearby town of Haywards Heath and Lindfield village is approximately 3 miles to the west offering a more extensive range of shops, stores, schools and leisure facilities.

SCHOOLS - St. Augustine Primary School (0.5 miles), Oathall Community College Secondary School (3 miles) and South Chailey Secondary School (5.2 miles). Independent schools include: Great Walstead (2 miles) 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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Mansell McTaggart Estate Agents

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

01444 484084

lind@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/lindfield

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