

MANSELL McTAGGART
Trusted since 1947

3 Downs View Close, Scaynes Hill, RH17 7EQ

Guide Price £725,000 - £750,000 Freehold







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PLEASE WATCH VIEWING VIDEO

A superb 4 double bedroom, 2 bath / shower room detached village home, one of only six properties built by Denton Homes in 2016. Tucked away location + rear views

- Spacious **Reception Hall** stairs to first floor and storage cupboard.
- **Cloakroom / WC** fitted with a white suite.
- Generous open plan **Kitchen / Dining Room** double doors opening onto the garden, fitted units and appliances.
- **Utility Room** space / plumbing for domestic appliances, door into garage + door to garden.
- **Sitting Room** to the front of the property.
- **First Floor** - spacious landing with loft hatch and airing cupboard.
- **Principle Bedroom** with rear views, **Dressing Area** fitted warrdrobes and modern **En-Suite Shower Room**
- **3 further Bedrooms**
- **Family Bathroom** fitted modern white suite, enclosed bath and separate walk-in shower
- Gas central heating to first floor radiators + underfloor heating to the ground floor. Multi zone thermostat control + wired data points (CAT 6)
- **Outside** - block paved **Driveway**
- Integral **Single Garage** electric up and over door, power, lighting and gas boiler
- Gate around to the sunny **42' x 45' South East Rear Garden** laid to full width paved patio, shaped lawn and views

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EPC Rating: B and Council Tax Band: G

LOCATION

Downs View Close is a cul-de-sac located off Church Road which in turn is off the Lewes Road / A272 and is made up of only 6 properties (4 detached and 2 semi-detached houses) close to an open area of Woodland Trust Woods 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 and highly regarded St. Augustine Primary School.

The nearby town of **Haywards Heath** is approx 3 miles to the west offering a more extensive range of shops, stores, schools and leisure facilities.

SCHOOLS - St. Augustine Primary School (0.2 miles) Oathall Community College Secondary School (3 miles). Independent schools include: Great Walstead School (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) + Brighton (20 mins).

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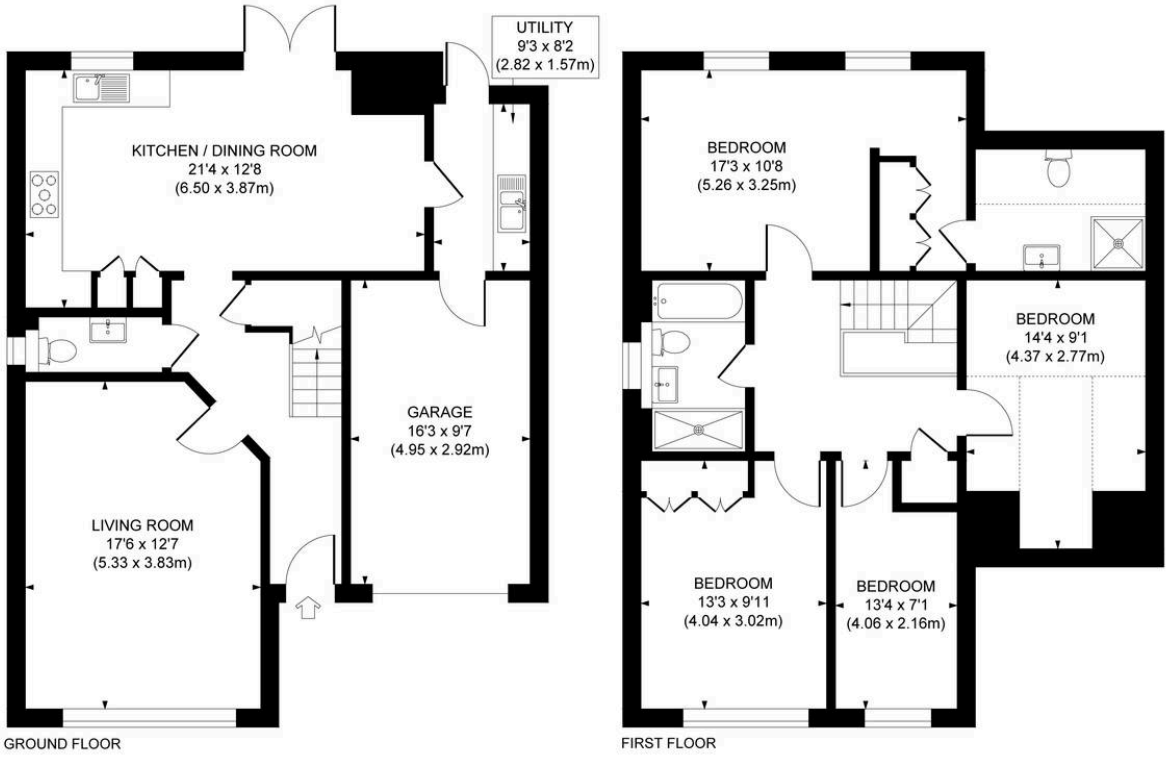
Approximate Gross Internal Area
Main House 1,410 sq. ft / 131.02 sq. m
Garage 155 sq. ft / 14.45 sq. m
Total 1,565 sq. ft / 145.47 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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