



**MANSELL  
McTAGGART**  
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**4 Costells Edge, Scaynes Hill, West Sussex, RH17 7PY**

**Guide Price £650,000 Freehold**





## 4 Costells Edge, Scaynes Hill, West Sussex, RH17 7PY

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

**A tucked away 4 Bedroom, 2 Bath/Shower Room detached family home. Owned by the same family since new in 1981 and does now require MODERNISATION. Vacant Possession + No Chain**

- **Reception Hall** stairs to first floor + door into garage
- **Cloakroom/WC** coloured suite
- **Kitchen / Breakfast Room** fitted units and space for domestic appliances + door to garden
- An open plan front to back **L-shaped Sitting / Dining Room** fireplace and doors to garden
- **First Floor** landing + front window, loft hatch and airing cupboard
- **4 Bedrooms** (Beds 1 & 2 with built in wardrobes)
- **Bedroom 1** with **En-Suite Shower Room** coloured suite
- Separate **Family Bathroom** coloured suite
- Lawned **Front Garden** flanked by a **Private Driveway** leading to the **Double Garage** twin up and over doors
- **50' x 52' South Facing Rear Garden** laid to patio, lawn + timber fencing
- Walking distance of the local Primary School, Petrol Station/Shop, Pub, Recreation Ground and extensive open countryside
- Gas fired central heating to radiators
- Double glazed windows





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

### LOCATION

Costells Edge is an established cul-de-sac located off Church Road which in turn is off the Lewes Road /A272 and is made up of different similar style and size properties close to an open area of green and the Woodland Trust Woods. Scaynes Hill is surrounded by Sussex countryside and Chailey Common Nature Reserve is within easy reach. The property is situated in the left hand crescent backing onto the recreation ground within walking distance of the general store/petrol station (open seven days a week). Haywards Heath is approx 3 miles to the West offering an extensive range of shops, stores, schools and leisure facilities.

### SCHOOLS

St. Augustine Primary School (0.1 miles) Oathall Community College Secondary school (3 miles). Independent schools include: Great Walstead (2 miles) and Ardingly College (5 miles)

### STATION

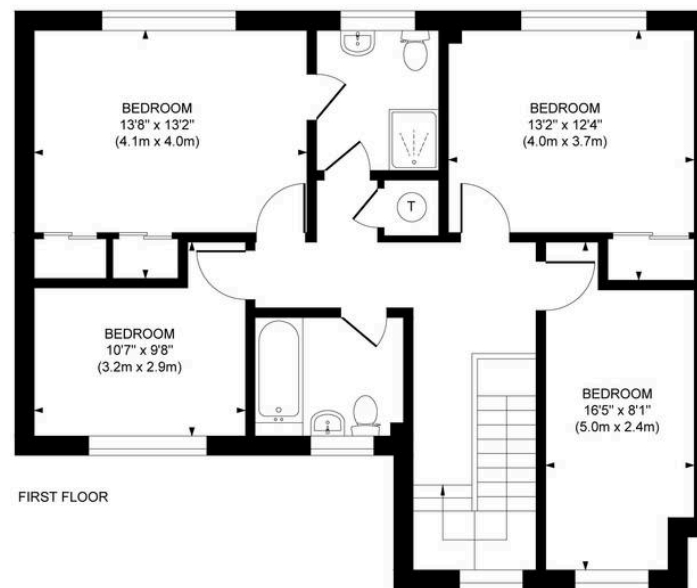
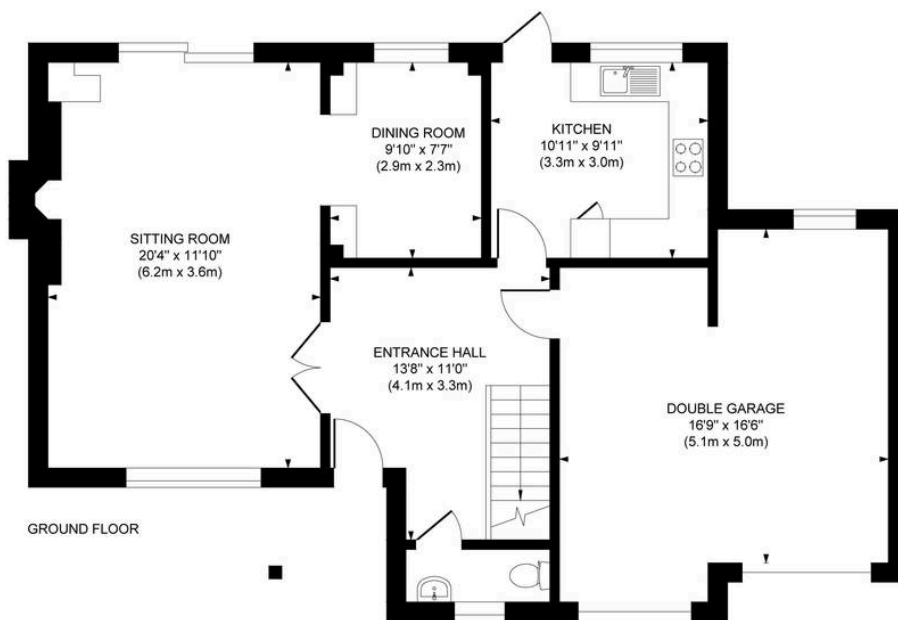
Haywards Heath mainline railway station (3.6 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

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Approximate Gross Internal Area  
1694 sq. ft / 157.36 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.

## Mansell McTaggart Estate Agents

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