



**MANSELL
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3 Swallow Rise, Scaynes Hill, RH17 7GL

Guide Price **£575,000 – £600,000 Freehold**



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PLEASE WATCH VIEWING VIDEO

A stunning modern home built by Nicholas King Homes in 2020. 4 Double Bedroom linked-detached family property with 2 Bath/Shower Rooms situated in the heart of the village

- **Reception Hall** stairs to first floor and storage
- **Cloakroom/WC** fitted white suite
- Generous sized **Sitting Room**
- Fabulous open plan family **Kitchen / Dining Room** fitted range of units and integral appliances, space for table and chairs + double doors to garden
- Adjoining **Utility Room** fitted units + space for domestic appliances
- **First Floor** landing with loft hatch
- **4 good sized Bedrooms**
- **Bedroom 1** with fitted wardrobes
- **En-Suite Shower Room**
- Separate white **Family Bath/Shower Room**
- Gas fired central heating, double glazed windows + central village location
- Excellent potential for a Garage Conversion creating extra main house accommodation
- Secluded **South Facing Rear Garden** (25' deep x 32' wide) laid to patio, lawn and timber decked seating area
- **Driveway Parking**
- Attached **Garage** (20'1 x 10'6) wall mounted gas boiler, power + lighting
- Walking distance of local school, village pub, petrol station/shop + open countryside

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EPC Rating: B and Council Tax Band: E

LOCATION

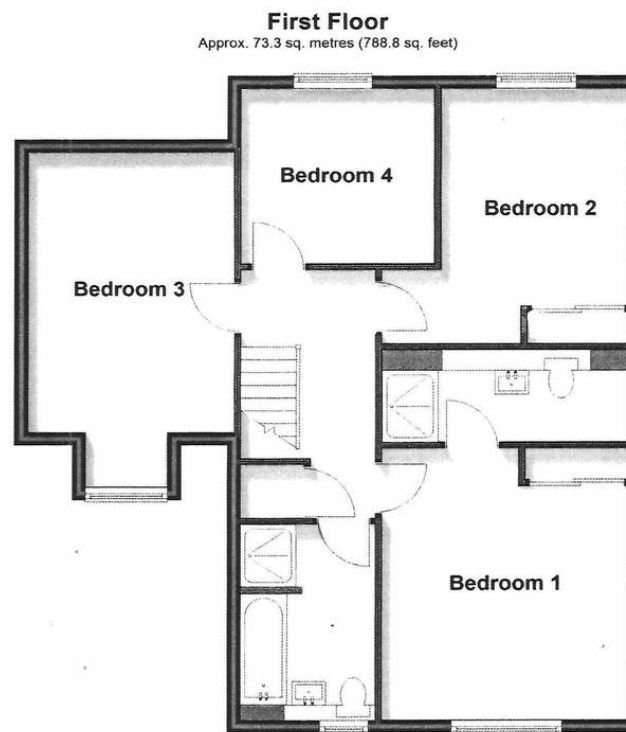
The property is situated in this exclusive development in the heart of Scaynes Hill tucked away off the Lewes Road / A272 on the Eastern side of the village. There are open areas of Woodland Trust Woods in the village which is perfect for dog walking. Scaynes Hill is surrounded by Sussex countryside and Chailey Common Nature Reserve is within easy reach. The property is 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 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 (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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MEASUREMENTS:

LOUNGE: 18'7 x 11'4 (5.67m x 3.46m) **KITCHEN / DINING ROOM:** 19'2 x 17'6 (5.85m x 5.34m)

UTILITY: 7'8 x 5'6 (2.34m x 1.68m) **BEDROOM 1:** 13'1 x 12'2 (3.99m x 3.71m) **BEDROOM 2:** 14'1 x 12'2 (4.30m x 3.71m) **BEDROOM 3:** 17'2 x 10'3 (5.24m x 3.13m) **BEDROOM 4:** 9'6 x 8'11 (2.90m x 2.72m) **GARAGE:** 20'1 x 10'6 (6.13m x 3.20m)

Mansell McTaggart Estate Agents

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