



**MANSELL  
McTAGGART**  
— Trusted since 1947 —



**9 Swallow Rise, Scaynes Hill, RH17 7GL**

**Guide Price £450,000 Freehold**





## 9 Swallow Rise, Scaynes Hill, RH17 7GL

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

A very well presented modern semi-detached village home with 3 Bedrooms, 2 Reception Rooms and 2 Bath/Shower Rooms situated in 'The Swallows' development built in 2020 by Nicholas King Homes.

- **Reception Hall** stairs to first floor
- Ground floor **Cloakroom/WC** fitted white suite
- Spacious **Sitting Room** to the front
- An excellent full width **Kitchen / Dining Room** (18ft x 14ft) with fitted appliances and is an ideal space for entertaining + doors onto the garden
- **First Floor** – landing with airing cupboard
- **Principle Bedroom** with fitted wardrobes and luxurious **En-Suite Shower Room**
- **2nd Double Bedroom**
- Good sized **3rd Bedroom**
- Separate modern white **Family Bathroom**
- **2 Allocated Parking Spaces** to the front
- Enclosed 34' x 20' **Rear Garden** laid to patio and lawn with timber fencing
- Tucked away location away from passing traffic + bright and airy accommodation of **1,123 sq ft**
- Walking distance of the village Pub, St. Augustine's Primary School, petrol station + extensive open countryside
- Remainder of 10 year new homes warranty
- **Estate Charge**: approx £280.00 per half year





# 9 Swallow Rise, Scaynes Hill, RH17 7GL

**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.

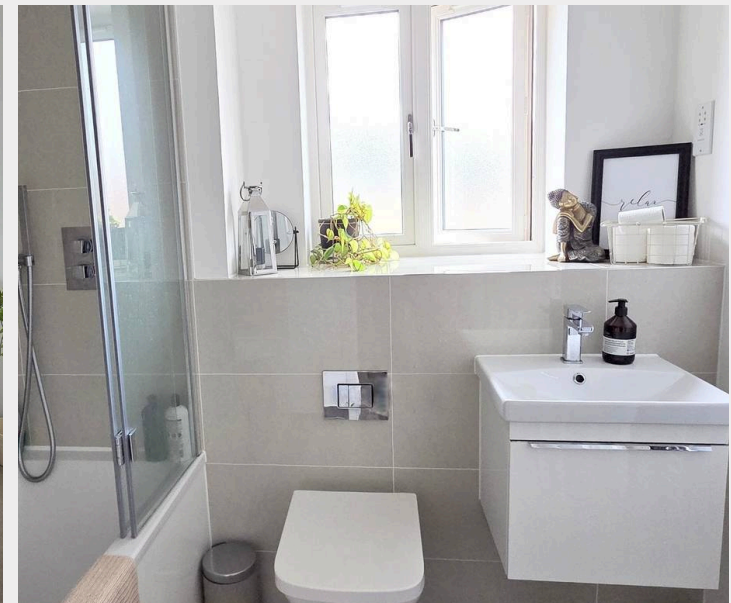
## SCHOOLS

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

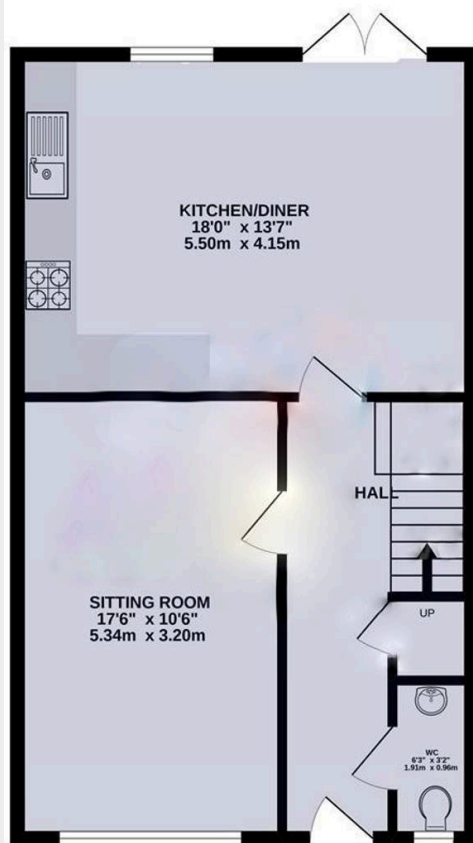
Haywards Heath mainline railway station (3.6 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

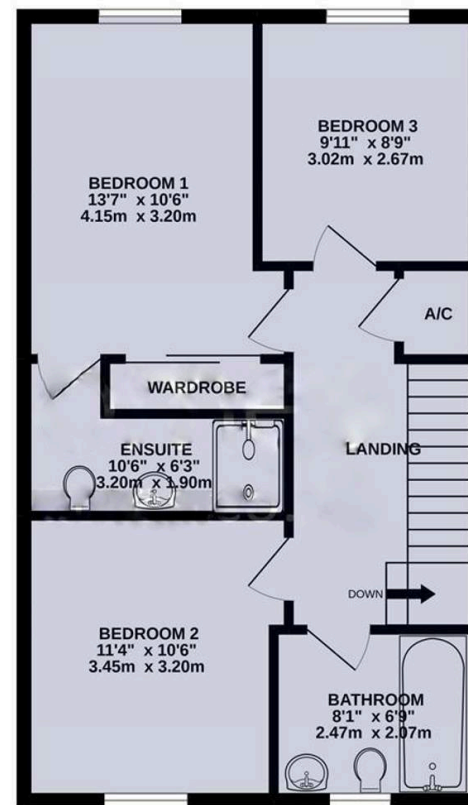




GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 1123 sq.ft. (104.3 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.  
Made with Metropix ©2022

## Mansell McTaggart Estate Agents

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

01444 484084

[lind@mansellmctaggart.co.uk](mailto:lind@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/lindfield](http://www.mansellmctaggart.co.uk/branch/lindfield)

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.