



**MANSELL
McTAGGART**
— Trusted since 1947 —



4 Orchard Close, Scaynes Hill, West Sussex, RH17 7PQ

Guide Price £500,000 Freehold

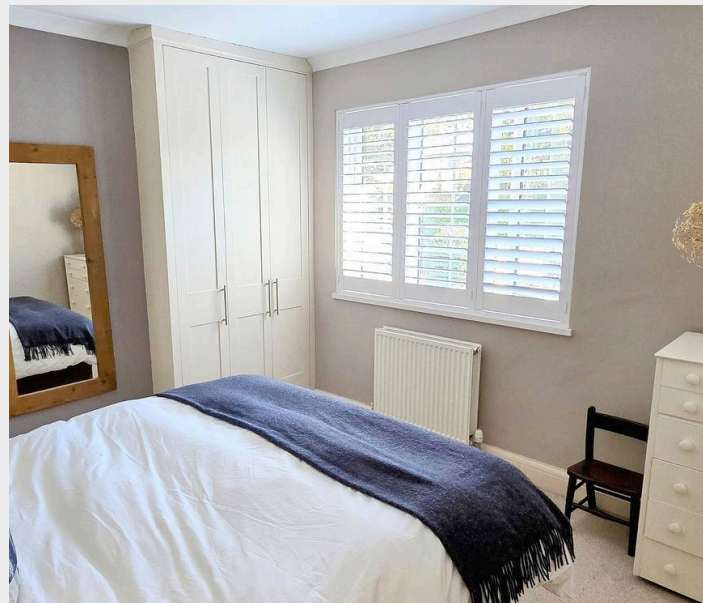


4 Orchard Close, Scaynes Hill, West Sussex, RH17 7PQ

A well presented and extended 3 Bedroom 1930s
semi-detached village home + Private
Driveway and mature 90' Rear Garden

PLEASE WATCH VIEWING VIDEO

- **Entrance hall** with several built in cupboards
- **Open plan Kitchen / Dining Room** fitted range of wooden units, Breakfast Bar and Dining Area creating a spacious and versatile living area with doors to garden
- **Sitting Room** bay fronted with open stone fireplace
- **First Floor** – landing with side window
- **Bedroom 1** built-in wardrobes
- **Bedroom 2** built in wardrobes
- **Bedroom 3** front window
- **Family Bath / Shower Room** re-fitted white suite with free standing roll top bath and a separate oversized shower cubicle
- **South East Facing Rear Garden** (90' in length overall) comprising of a full width stone terrace adjoining the rear of the house with steps and planted beds leading onto the remainder of the gardens which are laid to lawn. At the bottom of the garden there is a raised timber deck with summerhouse, with power ideal home office or playroom
- Block paved **Private Driveway** for 2 vehicles with EV charging point



4 Orchard Close, Scaynes Hill, West Sussex, RH17 7PQ

EPC Rating: D and Council Tax Band : C

LOCATION

The property is situated in the popular village of Scaynes Hill which is only a few miles East of Lindfield & Haywards Heath which offers extensive town centre providing shopping and leisure facilities. Scaynes Hill offers a pub/restaurant, Church, village hall and service station/convenience store. Newick is 3.5 miles to the East with a village green, shops and several pubs/restaurants. The nearby countryside is interspersed with footpaths and bridleways linking with Chailey Common Nature Reserve and other nearby beauty spots include the Ashdown Forest and Ditchling Common.

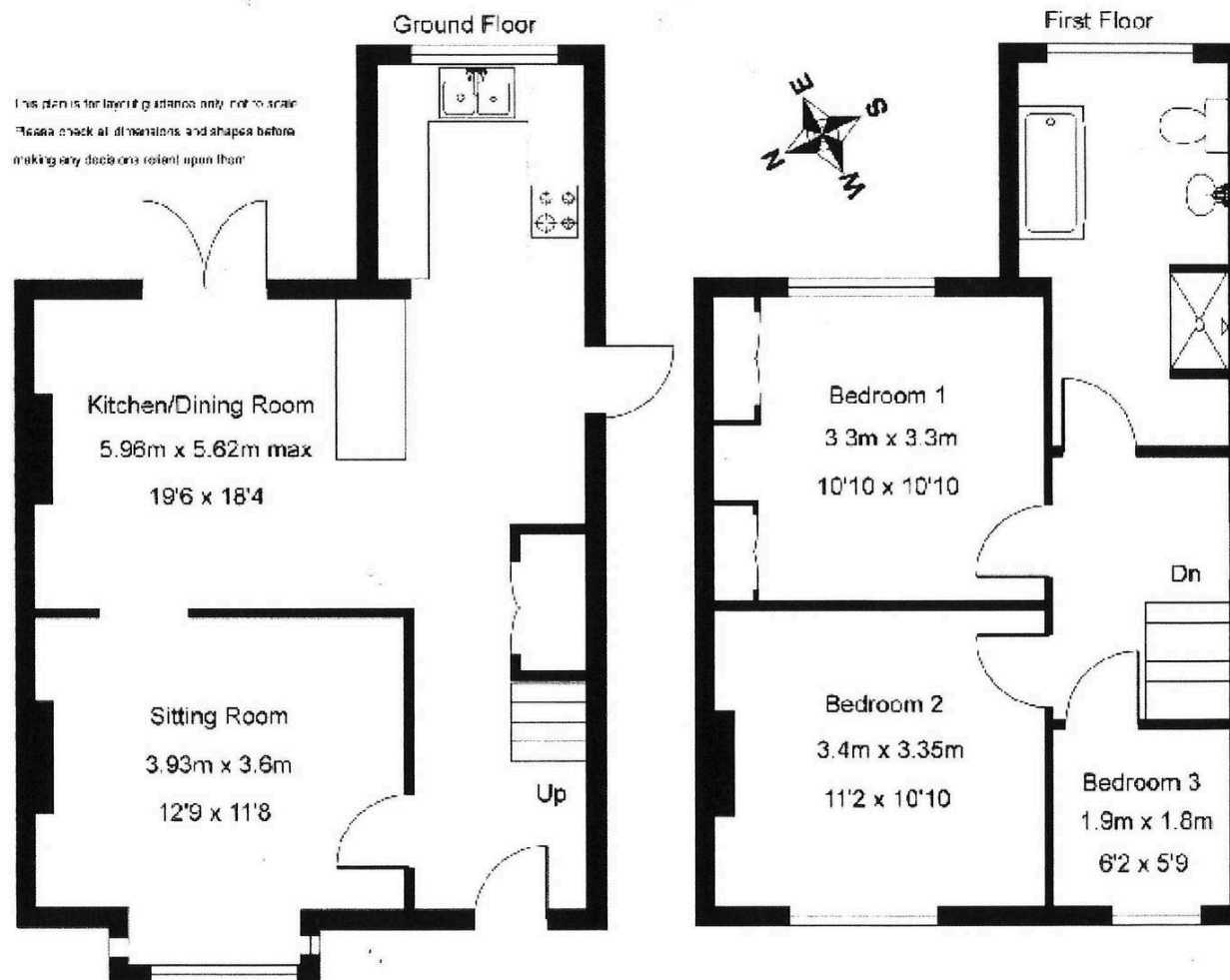
SCHOOLS

St Augustine's Primary School in Vicarage Lane (0.4 miles) Chailey Secondary School, South Chailey (5.3 miles) Oathall Community College, Lindfield (2.8 miles). The local area is well served by several independent schools including; Great Walstead (1.7 miles) and Ardingly College (4.7 miles)

STATION

Haywards Heath mainline railway station (3.3 miles) Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





Approximate gross internal floor area: 925 Sq.Ft/86 Sq.M

Mansell McTaggart Estate Agents

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

01444 484084

lind@mansellmctaggart.co.uk

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.