

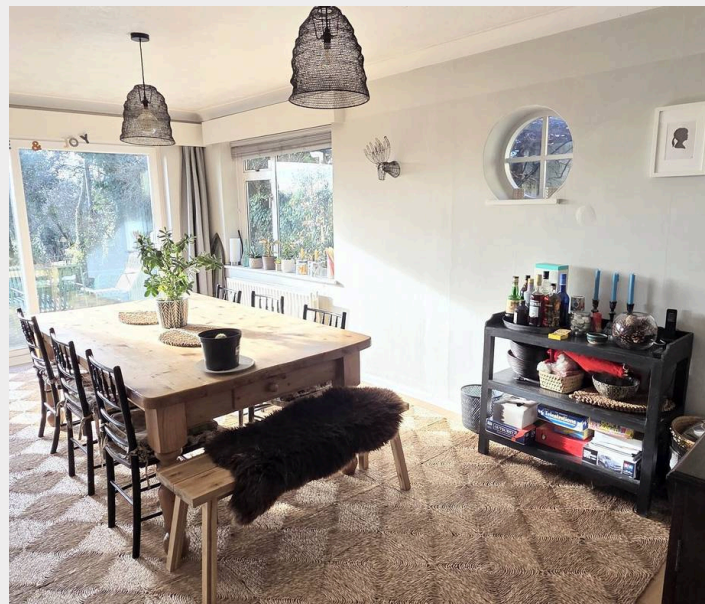


**MANSELL
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'Downsview' Nash Lane, Scaynes Hill, West Sussex, RH17 7NJ

Guide Price £875,000 Freehold



'Downsview' Nash Lane, Scaynes Hill, RH17 7NJ

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

A wonderful and highly flexible 6 Bedroom detached chalet property with 2 Reception Rooms + 3 Bath/Shower Rooms. Fantastic South Facing Plot of approx HALF ACRE

An excellent opportunity to develop this 2,256 sq ft home + 450 sq ft Double Garage + outbuildings - excellent scope to create an Annexe (STPP)

- **Reception Hall** storage cupboards
- **Utility Room** space for washing machine, sink and boiler
- Re-fitted Howdens **Kitchen**
- Adjoining double aspect **Dining Room** (scope to open through creating a superb Kitchen / Dining / Family Room)
- **Sitting Room** feature open fire + sliding doors onto the garden
- **4 Ground Floor Bedrooms**
- **Bedroom 1** with **En-Suite Shower Room**
- Separate white **Shower Room**
- **2 First Floor Bedrooms** - one with **En-Suite Bathroom**
- **Carriage Driveway** for several vehicles
- **Double Garage** electric roller door
- Adjoining **Music Studio** / Store + brick **Garden Outbuilding** home of the ride-on mower!
- A mature **South Facing Rear Garden** patio / seating areas + an expanse of shaped lawn
- Walking distance to village centre, Petrol Station / Shop, Pubs, Primary School + open countryside

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EPC Rating D and Council Tax Band: G

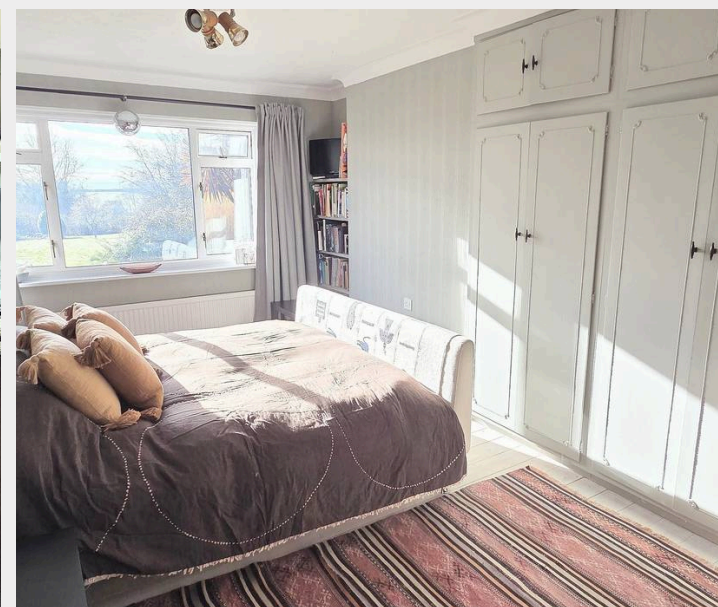
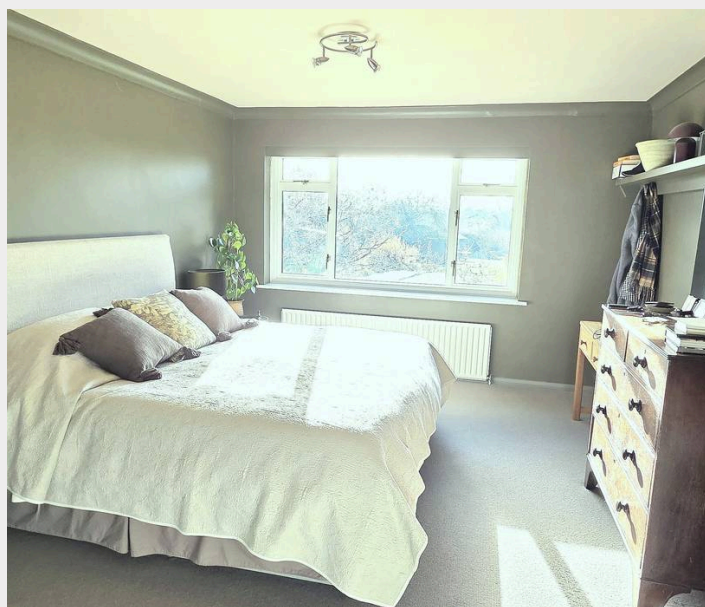
LOCATION

'Downsview' is tucked away at the end of Church Road and the start of Nash Lane on the outskirts of Scaynes Hill village. Church Road is an established road located off the A272 made up of a variety of different style properties close to an open area of green. Scaynes Hill is surrounded by Sussex countryside and Chailey Common Nature Reserve is within easy reach. The property is situated half a mile from the village centre with its general store/petrol station which is open seven days a week. 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.

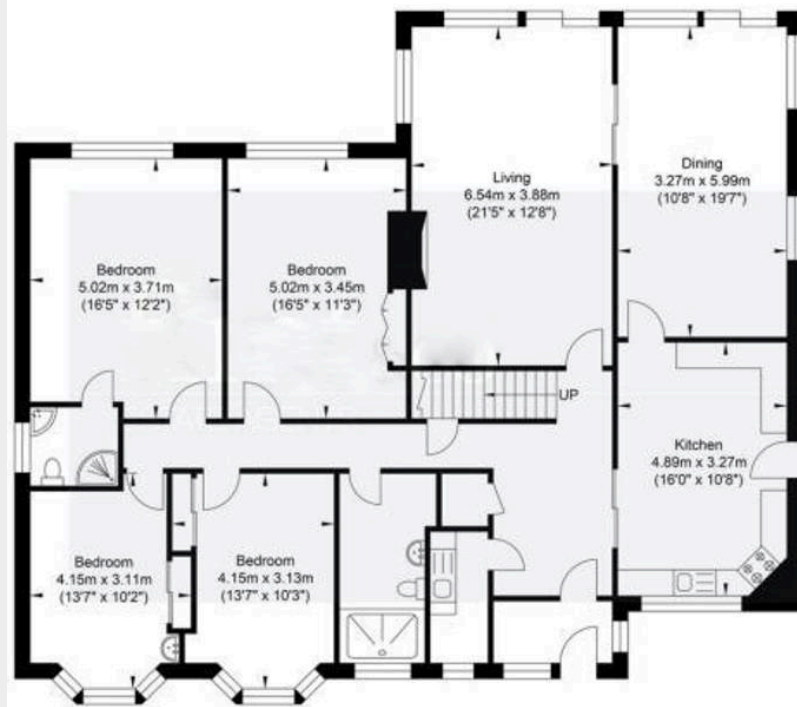
SCHOOLS - St. Augustine Primary School (0.5 miles), Oathall Community College Secondary school (3 miles) and South Chailey Comprehensive School (5.2 miles). The local area is well served by several independent schools including: Great Walstead (1.9 miles), Ardingly College (5.4 miles) and Cumnor House (4.2 miles).

STATION - Haywards Heath mainline railway station (3.8 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

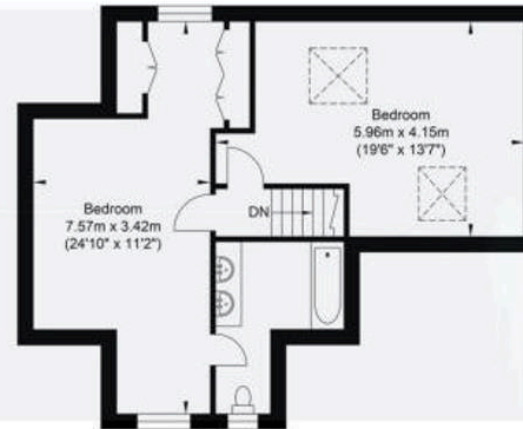
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Downsview, Nash Lane



Ground Floor
Approximate Floor Area
1698.54 sq ft
(157.80sq m)



First Floor
Approximate Floor Area
558.75 sq ft
(51.91 sq m)



Garage
Approximate Floor Area
450.36 sq ft
(41.84 sq m)

Approximate Gross Internal Area = 251.55 sq m / 2707.66 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.
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