



**MANSELL
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5 Hillcrest Close, Scaynes Hill, West Sussex, RH17 7PJ

Guide Price £500,000 – £525,000 Freehold



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PLEASE WATCH VIEWING VIDEO

A delightful and extended 2 Bedroom Detached Bungalow situated in a peaceful village setting, ideal for many types of buyers from professionals to downsizers

- Sought after cul-de-sac in Scaynes Hill only a short walk from village amenities – petrol station, pub, primary school and village hall
- **Entrance Hall** storage cupboard
- **Shower Room** re-decorated white suite, cubicle, low level WC, wash basin and front window
- **Family Bathroom** re-decorated white suite, enclosed bath, low level WC, wash basin and sid window
- **2 Double Bedrooms**
- A well appointed **Kitchen/Breakfast Room** fitted units at eye and base level, worksurfaces, integral domestic appliances, breakfast bar, sink unit and 2 Velux windows
- Generous double aspect extended **Sitting/Dining Room** with feature wood burning stove plus 2 sets of double doors onto the garden
- Gravel **Private Driveway** for several vehicles
- Attached **Garage** up and over door
- Private **East facing Rear Garden** (40' x 40') showcases a variety of mature trees and vibrant flowers plus lawns, summerhouse and raised patio perfect for outdoor dining
- Gas fired central heating to radiators + double glazed windows



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EPC Rating: D and Council Tax Band: D

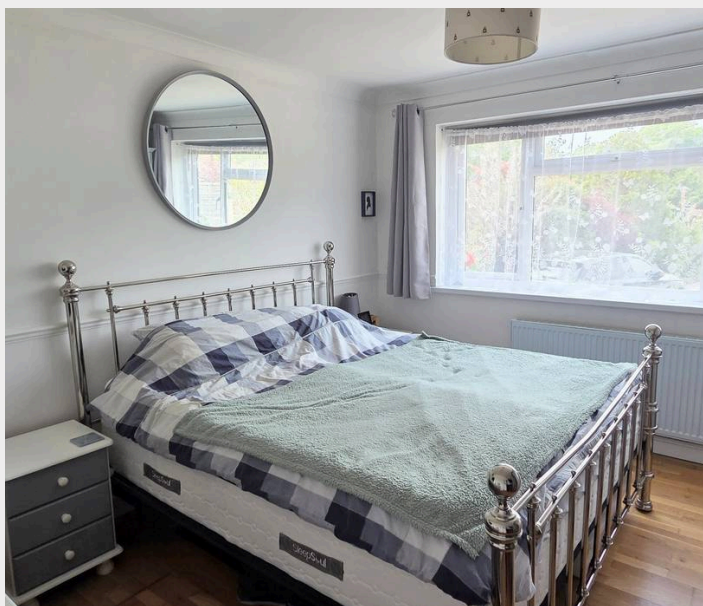
LOCATION

The property is nestled in a quiet tucked away location backing onto woodland that provides a great sense of privacy in the popular village of Scaynes Hill. Only 3 miles to the east of Haywards Heath which offers an extensive town centre, 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 pubs / restaurants. Nearby countryside is interspersed with footpaths /bridleways linking with Chailey Common Nature Reserve and other nearby beauty spots include the Ashdown Forest and Ditchling Common.

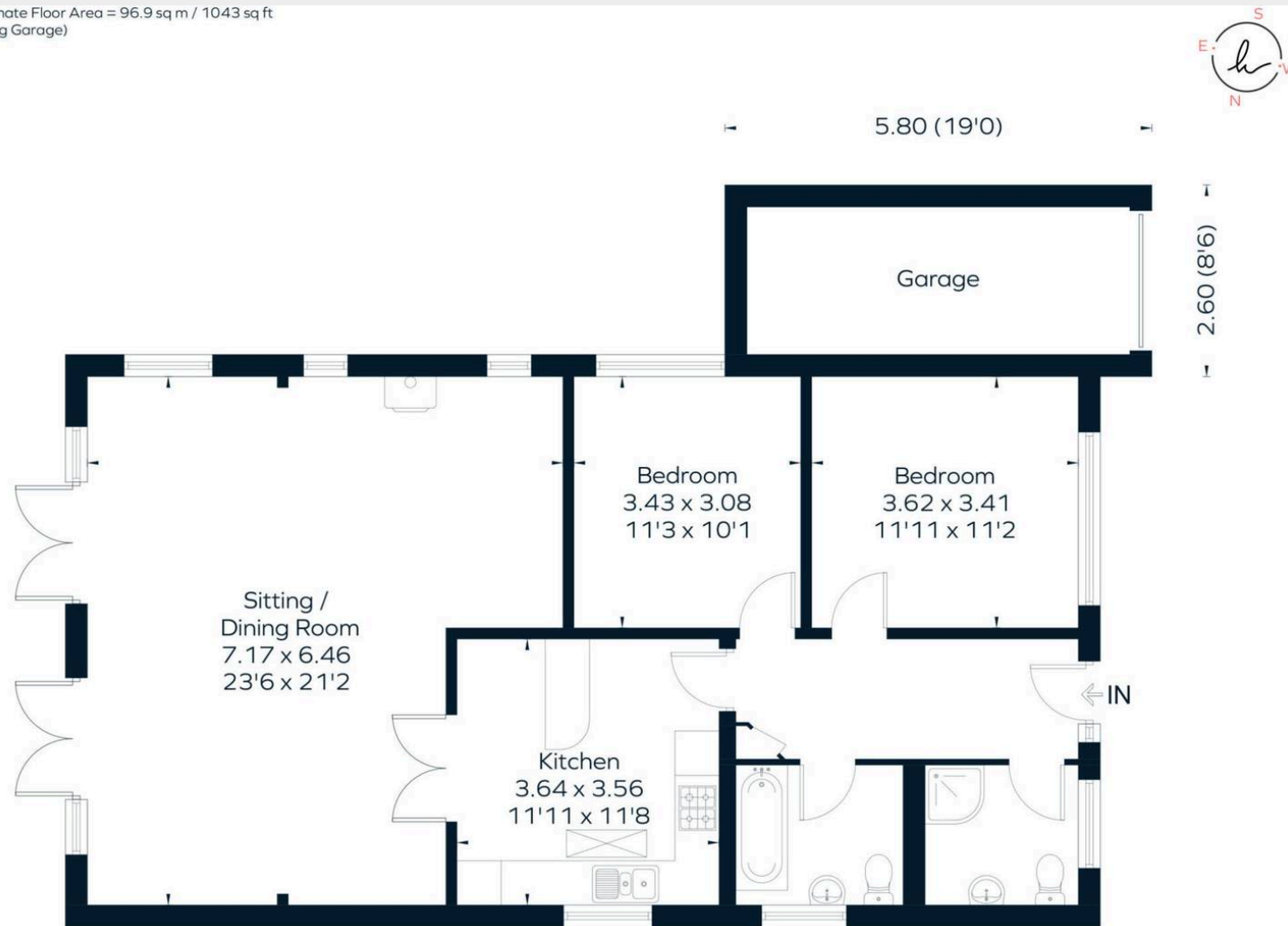
SCHOOLS - St Augustine's Primary School in Vicarage Lane, Scaynes Hill (0.6 miles), Chailey Secondary School, South Chailey (5.5 miles), Oathall Community College, Lindfield (3.0 miles). The local area is well served by several independent schools including: Great Walstead (1.9 miles) and Ardingly College (4.9 miles).

STATION - Haywards Heath mainline railway station (3.5 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 Floor Area = 96.9 sq m / 1043 sq ft
(Excluding Garage)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #78857

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