



**MANSELL
McTAGGART**
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3 Fernlea, Church Road, Scaynes Hill, West Sussex, RH17 7NY

Guide Price **£525,000 Freehold**



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PLEASE WATCH VIEWING VIDEO

A wonderful 3 Bedroom semi-detached Edwardian village home, extended into the roof space creating this updated and charming property over 3 floors.

The owners have improved this characterful home with unique charm + new Kitchen, Bathroom, heating system + re-wired + re-plastered and newly decorated

- Bay fronted **Sitting Room** with fireplace
- Open plan **Kitchen / Dining Room** feature woodburner and storage cupboard. Fitted range of units, space for range cooker, sink unit, walk-in useful Store/Utility
- Adjoining **Boot Room** with side door
- **Utility Room** plumbing for washing machine, worktop, wall mounted 'Viessman' gas boiler
- **First Floor** landing, storage and stairs
- Bedroom 2 with feature freplace, storage and front window
- Bedroom 3 rear window
- Re-fitted **Bathroom** (2025) with character white suite, enclosed bath, low level WC, wash basin and rear window
- **Top Floor** double aspect **Principle Bedroom** eave storage and distant rear views
- **Private Driveway** for 1 vehicle plus room to widen if required



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EPC Rating: D and Council Tax Band: D

- Beautiful **South East Rear Garden** 145' x 25' with an array of seating areas, lawns and storage
- Superb **18'11 x 17'0** highly flexible **Garden Studio**
- Secure side access + wooden flooring + gas central heating to radiators + Sash / Secondary / Double glazed windows
- **Planning Permission** granted for single storey rear extension (Ref: DM/22/0506) May 2022.

LOCATION

Church Road is an established area located off the Lewes Road/A272 and is made up of different style and size properties close to an open area of green and the Woodland Trust Woods. Scaynes Hill is surrounded by Sussex countryside and Chailey Common Nature Reserve is within easy reach. The property is situated within walking distance of the general store/petrol station (open 7-days-a-week). **Haywards Heath** is approx 3 miles to the West offering an extensive range of shops, stores, schools and leisure facilities.

SCHOOLS - St. Augustine Primary School (0.1 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).



Approximate Gross Internal Area

Main House 1,102 sq. ft / 102.35 sq. m

Outbuilding 322 sq. ft / 29.88 sq. m

Total 1,424 sq. ft / 132.23 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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