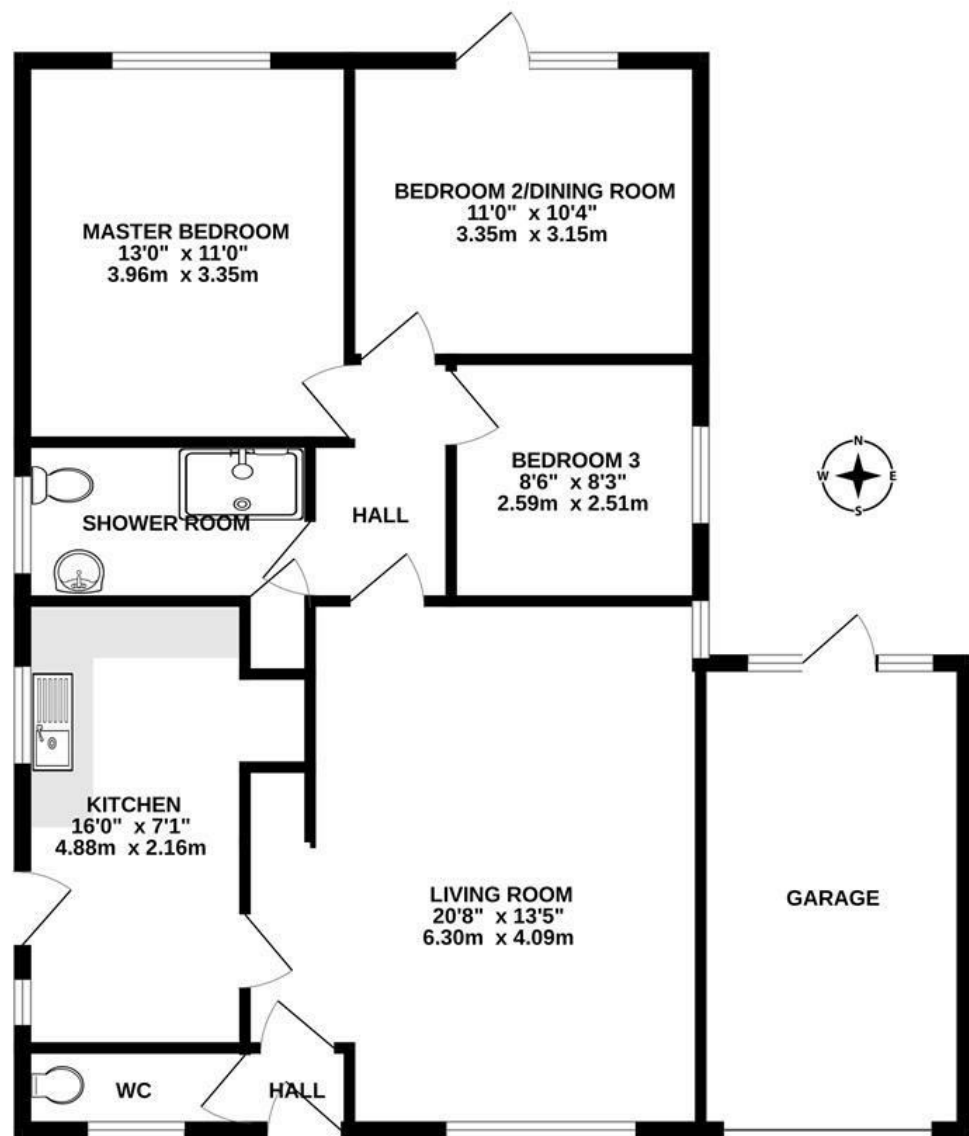
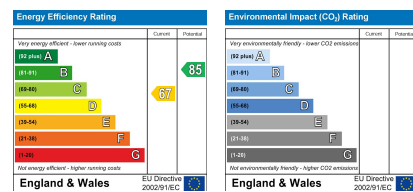


GROUND FLOOR
981 sq.ft. (91.2 sq.m.) approx.



AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 893sq.ft. (83.0 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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1 Hillcrest Lane, Scaynes Hill, West Sussex, RH17 7PH

Offers In Excess Of £450,000 Freehold

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
 Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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1 Hillcrest Lane, Scaynes Hill, West Sussex, RH17 7PH

What we like...

- * Recently modernised with new electrics, new bathroom and tasteful redecoration.
- * Spacious sitting/dining room that is bathed in natural light.
- * Peaceful, cul-de-sac location in a village setting.
- * Garage and newly laid driveway.
- * Vendor suited so swift move is possible.

The Bungalow...

If you're looking for a link detached bungalow in a peaceful, village location then look no further than this fabulous home in Hillcrest Lane, Scaynes Hill – a small village five miles east of Haywards Heath.

The bungalow has been the subject of numerous improvements in recent years and offers light, airy and spacious space that is perfect for anyone seeking lateral living.

The spacious dual aspect sitting room is, without doubt, the heart of the home and a superb space. There is plenty of space for sitting and dining areas and the room has been replastered and redecorated to offer a really contemporary feel. Natural light pours in through the large south facing window.

The kitchen has sleek gloss fronted cabinetry that sits under contrasting darker counters. There is an integrated oven & hob and space for other appliances. There is a side door providing handy access and space for a breakfast table, if desired.

There are three bedrooms, two of which are generous doubles. The third bedroom offers versatility and would make an ideal home office.

Each is served by the stylish shower room, with walk-in shower and heated towel rail.

There is also a handy cloakroom for guests.

The home has been totally rewired (2020), has gas fired central heating (boiler in the garage), is fully double glazed and has access to a superfast fibre broadband connection – great for home working or streaming.

Step Outside

To the rear you have a low maintenance and incredibly private rear garden, fully enclosed by replacement fencing. The paved terrace is the ideal spot for al-fresco dining and there is an expanse of level lawn.



The garage has an electric roller door and the newly laid driveway provides off road parking for several cars.

NB

It is worth noting that the chain above is in place, subject to contract.

The Location...

Hillcrest Lane lies off Orchard Close and is located in the heart of the village of Scaynes Hill, close to beautiful Sussex countryside. Scaynes Hill offers a well-regarded primary school in the form of St. Augustines C of E, village church, 'Inn on The Green' public house and petrol station with convenience store for everyday essentials. There are easy road links both East & West via the A272 giving the combination of a rural lifestyle with pure convenience.

Haywards Heath is the nearest major town sitting just 3.5 miles to the west and offering swift, regular commuter services into London (47 mins), Brighton (20 mins) and Gatwick International Airport (20 mins) via its main line station. There are extensive shopping facilities including Waitrose and Sainsbury's Superstores while boutique villages include Lindfield and Cuckfield. The area is well-represented with state and private schools including Oathall Community College, Chailey Secondary, Cumnor House, Ardingly College, Hurstpierpoint College, Great Walstead and Burgess Hill School For Girls.

The Finer Details...

Tenure: Freehold

Title Number: SX59133

Local Authority: Mid Sussex District Council

Council Tax Band: D

Broadband Speed: Superfast (up to 80 mbps)

We believe this information to be correct but recommend checking personally before exchange of contracts.

