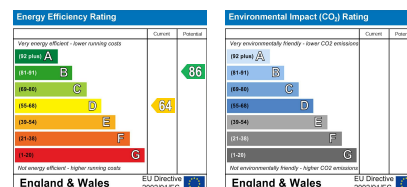
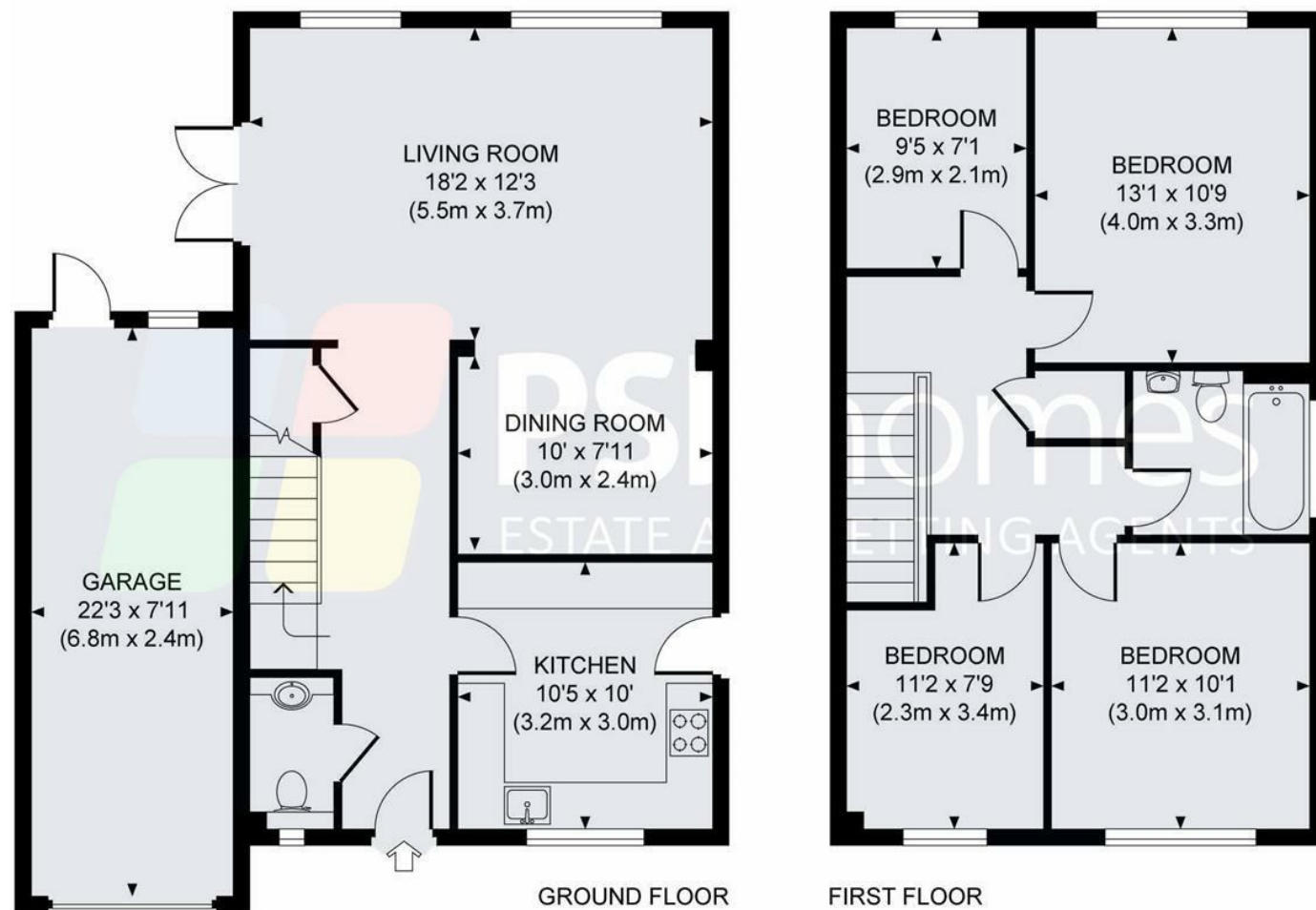




Approximate Gross Internal Area  
1130 sq ft / 105 sq m  
Approximate Gross Internal Area Outbuildings  
174 sq ft / 16.2 sq m



38 Hillcrest Lane, Scaynes Hill, East 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 as 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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38 Hillcrest Lane, Scaynes Hill, East Sussex, RH17 7PH

What we like...

- \* Peaceful cul-de-sac location in a village location.
- \* Spacious and well-proportioned accommodation.
- \* Lots of scope to extend and/or re-configure, if required.
- \* Walk of village pub, primary school, convenience store and beautiful countryside.
- \* No chain - swift move is possible

**The Home...**

This four bedroom detached family home enjoys a peaceful position in a quiet cul-de-sac in the popular village of Scaynes Hill.

Although the home would now require some cosmetic updating it offers so much potential for the right buyer and provides spacious, well-proportioned accommodation.

Upon entry, the generous hallway sets the tone and your eye is immediately drawn down and through to the sitting room, which is the heart of the home. This L-shaped room offers plenty of space for both sitting and dining areas and overlooks the garden. French doors lead outside and a service hatch connects the space with the kitchen.

The kitchen itself is positioned to the front of the house and a door provides side access.

The layout provides excellent potential to knock through to create an impressive kitchen/diner. Alternatively, the kitchen could be relocated to the rear of the house to create a stunning open plan kitchen/dining/family room with doors onto the garden.

The ground floor also has a cloakroom and there is useful understairs storage.

On the first floor you have four good sized bedrooms and the family bathroom.

The home is fully double glazed, has gas fired central heating and is offered for sale with no onward chain meaning a swift move is possible.

**Step Outside...**

To the rear you have a low maintenance garden that is block paved with pretty planting. This lovely space is perfect for ‘al-fresco’ dining and would require minimal upkeep.

To the front you have an expanse of lawned front garden and the driveway provides parking for several cars, leading to the attached garage.



**Scope/Potential...**

In our opinion, there is scope to extend over the garage and/or convert the garage into additional ground floor living space. Any work is subject to gaining the necessary consents.

**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: WSX16539  
Local Authority: Mid Sussex District Council  
Council Tax Band: E  
Plot Size: 0.10 acres  
Broadband Speed: Superfast (up to 80 mbps)

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

