



2 Awbrook Close, Scaynes Hill, RH17 7PP

£1,650 Per Calendar Month

TUCKED-AWAY POSITION // A semi-detached home set in a quiet location away from passing traffic. The property offers a spacious reception room and is situated in a peaceful rural village. Offered unfurnished and available immediately.

The House...

This family home is arranged over two floors and features a spacious sitting/dining room that spans the full width of the rear of the property. The modern kitchen has an integrated oven and hob.

On the first floor, the master bedroom comes with a cupbpard and overlooks the front of the property. There is also a second double bedroom and a third single bedroom both with cupboards. All bedrooms are served by a family bathroom featuring a white suite.

Additional benefits include gas central heating, uPVC double-glazed windows.

Outside...

The rear garden offers a patio area and a mainly lawned section. There is an outbuilding, suitable for storage.

To the front there is a garage with parking next to the property.

Awbrook Close is situated in Scaynes Hill, surrounded by beautiful Sussex countryside. The village offers a well-regarded primary school (St. Augustine’s C of E), a village church, the ‘Inn on The Green’ public house, and a petrol station with a convenience store for everyday essentials. Excellent road links are available via the A272, providing a perfect blend of rural living and convenience.

Haywards Heath lies approximately 3.5 miles to the west and offers fast, regular rail services to London (47 mins), Brighton (20 mins), and Gatwick Airport (20 mins). The town provides extensive shopping facilities, including Waitrose and Sainsbury’s, as well as close access to the boutique villages of Lindfield and Cuckfield. The area is well served by both state and independent schools, including Oathall Community College, Chailey Secondary, Cumnor House, Ardingly College, Hurstpierpoint College, Great Walstead, and Burgess Hill School for Girls.

Finer Details...

Local Authority: Mid Sussex District Council; Council Tax Band: D - £2336.60 for 2025/26 (For a guide only. Please contact Mid Sussex District Council for exact figures).

Permitted Payments:

Holding Fee: One weeks rent - £380.76
Deposit: Five weeks rent - £1903.84

The holding deposit will be refunded against the first month's rent but can be retained if the applicant withdraws from the property, fails the reference checks due to false or misleading information or fails the Right to Rent checks.

