



7 Chailey Glimpse

CHURCH ROAD | SCAYNES HILL | EAST SUSSEX | RH17 7NY

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# Situation

An extended and well presented semi-detached house benefiting from a sizable rear garden and planning permission to convert the loft space

Scaynes Hill village offers a range of amenities including a village shop, church, public house and recreation ground. Haywards Heath and Lindfield are a short drive away and with bustling High Streets offering an eclectic range of shops and amenities, along with Haywards Heath's mainline train station providing regular rail services to London and Brighton. There are also a range of revered state and private schools locally.

Having been extended over the years and benefiting from planning permission to convert the loft space, this modernised semi-detached house is near all the village amenities and local primary school. A large and light open plan sitting/dining room resides at the front of the property leading through to the kitchen/breakfast room benefiting from a modern kitchen with granite worksurfaces and breakfast bar along with a range of integrated appliances. There is also a useful utility room. Stairs lead to the first floor where there are 2 bedrooms and a family bathroom boasting a free standing roll top bath. The master bedroom benefits from a range of fitted wardrobe cupboards and a recently fitted en-suite shower room. The sizable rear garden is predominantly laid to lawn with mature shrubs running the boundaries either side. There is a paved patio adjoining the rear of the property and space and plumbing for a hot tub at the end of the garden which looks out over neighbouring farmland. A block paved driveway at the front of the property provides parking for 2 cars.



# Overview

## Kitchen

- » Shaker style wall and base units
- » Granite worksurfaces and breakfast bar
- » Inset 4 ring 'Samsung' gas hob with granite splashback and extractor over
- » Inset 'Butler Style' sink
- » Integrated 'Electric Q' dishwasher
- » Integrated 'Stoves' electric oven



## Bathrooms

A family bathroom and en-suite shower room benefiting from fully fitted white suites comprising a free standing roll top bath, large fully tiled shower cubicle, w.c. suites, wash hand basin and heated towel radiators.



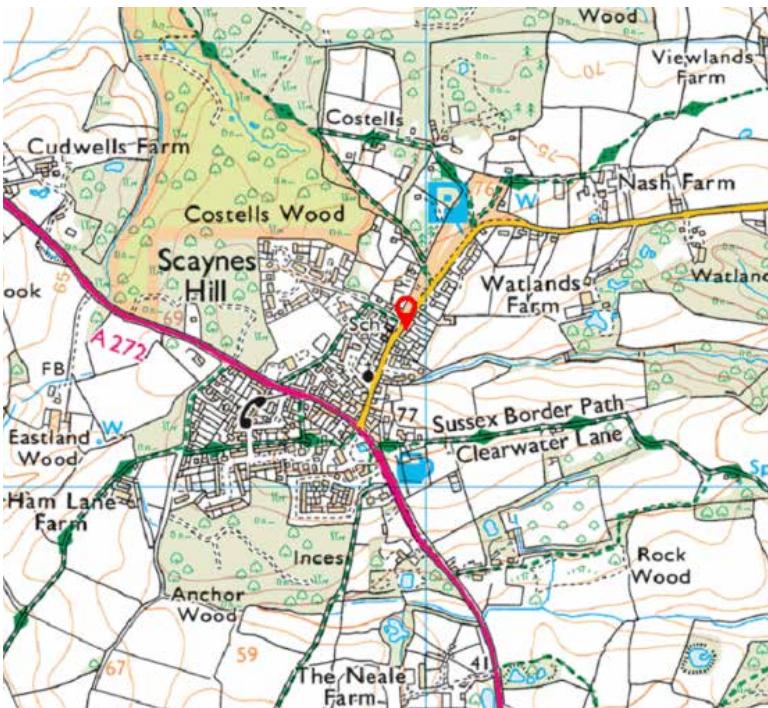
## Specification

- » Wall mounted 'Worcester' gas fired boiler
- » Large rear garden with space and plumbing for a hot tub
- » Planning permission for a loft conversion



## External

The property is approached over a blocked paved driveway with parking for 2 cars. Side access to the rear garden is via a timber gate where a paved patio adjoins the rear of the property. There is a useful timber garden shed on the patio. The lawn is predominantly laid to lawn flanked on either side by well stocked shrub and plant beds. A central shingle area is covered by a tree arch and leads to a further area of lawn looking out over neighbouring farmland. There is the benefit of space and plumbing for a hot tub.



## Transport Links from 2 Chailey Glimpse

Haywards Heath Train Station	approx. 4.0 miles
London Victoria By Train	approx. 40 mins
A23 Slip Road	approx. 7.6 miles
Brighton	approx. 15 miles
Gatwick Airport	approx. 16 miles

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

## Church Road, Scaynes Hill, RH17 7NY

Approximate Gross Internal Area = 94.1 sq m / 1013 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2023

A buyer is advised to obtain verification from the solicitor.

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