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VIEWING BY APPOINTMENT
WITH
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SALES AND LETTINGS



4 Town Place Cottages Sloop Lane, Scaynes Hill, West Sussex, RH17
2NP

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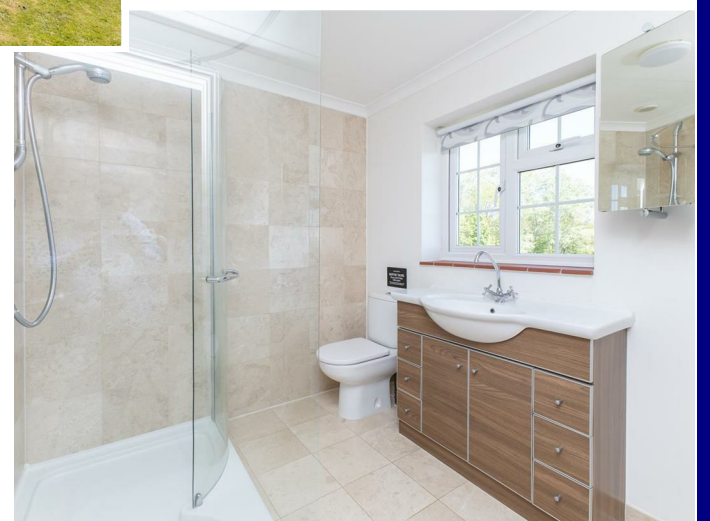


4 Town Place Cottages Sloop Lane, Scaynes Hill, West Sussex, RH17 7NP

- Exquisite 3 Bedroom House
- Rural Peaceful Location
- Outstanding Views
- Parking for 3 Cars
- Unfurnished
- Available now, subject to referncing & contract



This beautifully presented three-bedroom property is set in a peaceful rural location, offering outstanding views across open fields. The home is in excellent condition throughout and provides a perfect blend of comfort and modern living. Offered unfurnished and availbale for the 1st May 2026.



The Property...

The home is in excellent condition throughout and provides a perfect blend of comfort and modern living.

The spacious and inviting living room creates a warm and welcoming atmosphere, while the large, modern kitchen comes fully equipped with appliances, making it ideal for everyday living and entertaining.

The ground floor offers a W.C. and a separate utility room, adding to the home's practicality.

The property further benefits from a dedicated study, ideal for home working

Upstairs, the main bedroom includes a stylish en-suite shower room and a charming Juliet balcony, perfectly positioned to take in the stunning countryside views. There are two further bedrooms, served by a family bathroom.

Other attributes include, oil fired central heating, neutral decor and underfloor heating.

Outside...

Outside, the property benefits from off-road parking for up to three vehicles and is perfectly situated for walks. The generously sized garden has a patio area, lawn, and garden shed, all enjoying uninterrupted views over open fields

Situated in a quiet setting, yet within easy reach of a lovely local pub, this property offers the best of rural living with convenience close by.

A truly delightful home that must be seen to be fully appreciated.

Location...

Town Place Cottage 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 Sloop' 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...

Council Tax Band: D 245361 for 2026/27 (for a guide only. Please contact Local Authority for exact figure)

Permitted Payments:

Holding Fee: One weeks rent - £680.76

Deposit: Five weeks rent - £3,403.80

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.

