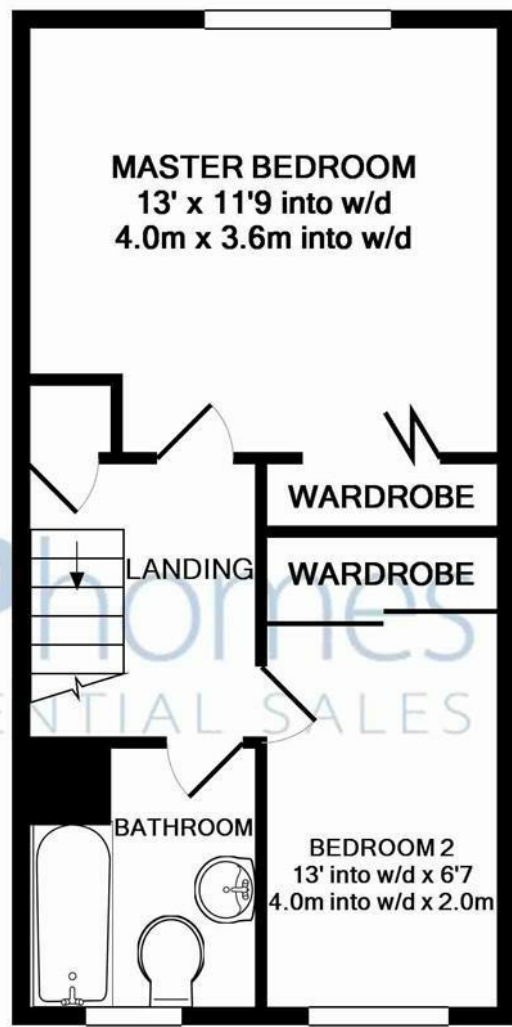
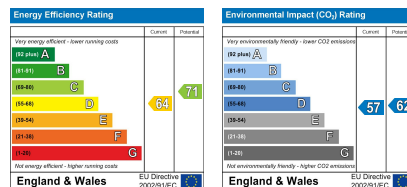


GROUND FLOOR



1ST FLOOR

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(OVERALL)



**7 Roseleigh Gardens, Scaynes Hill, West Sussex, RH17 7PU**

**Guide Price £325,000 Freehold**

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## 7 Roseleigh Gardens, Scaynes Hill, West Sussex, RH17 7PU

What we love...

Tucked away in a small private close in the heart of Scaynes Hill, surrounded by open countryside and offered chain free.

Spacious 15'6 x 13' living/dining room with doors opening directly onto the rear garden.

Well-laid-out kitchen with excellent storage and preparation space.

Two well-proportioned bedrooms with fitted storage, plus a modern family bathroom.

South-west facing low-maintenance garden, two allocated parking spaces, and private gated access to the village park.

### The Home...

Tucked away within a small private close in the heart of Scaynes Hill, a popular Sussex village surrounded by open countryside, this well-presented two-bedroom terraced home is offered to the market chain free and benefits from two allocated parking spaces.

The accommodation is well proportioned and thoughtfully arranged. A welcoming entrance hall leads through to a spacious 15'6 x 13' living/dining room, providing ample space for both sitting and dining areas. Doors open directly onto the rear garden, creating a natural extension of the living space and making it ideal for both everyday living and entertaining. The separate kitchen is practical and well laid out with good storage and preparation space.

Upstairs, the principal bedroom spans the width of the house and benefits from fitted wardrobes. The second bedroom also includes built-in storage and offers flexibility as a child's room, guest bedroom or home office. A modern family bathroom completes the first floor.

Outside, the rear garden enjoys a south-westerly aspect, capturing afternoon and evening sun, and is designed for ease of maintenance. To the front are two allocated parking spaces, along with a private gate providing direct access from the close to the village park.

### The Location...

Roseleigh Gardens enjoys a peaceful setting within the ever-popular village of Scaynes Hill, positioned just three miles east of Haywards Heath. This is classic Mid Sussex village life, a genuine community feel, surrounded by open countryside, yet brilliantly connected.

Scaynes Hill itself centres around a well-regarded primary school, St Augustine's CoFe Primary School, while secondary schooling is typically at Oathall Community College in nearby Lindfield. For everyday essentials there is a local convenience store with petrol station, and two much-loved village pubs — The Sloop Inn and The Farmers — both within easy reach and perfect for relaxed suppers or Sunday lunch.

Step outside and you are immediately immersed in the Sussex countryside, with miles of footpaths, bridleways and rolling landscape quite literally on your doorstep.



More comprehensive amenities are available in Haywards Heath, which provides fast mainline rail services to London, Brighton and Gatwick. The town offers an excellent selection of shops including Waitrose, Sainsbury's and M&S, along with a vibrant restaurant scene along The Broadway.

For commuters, the A272 runs east-west nearby, while the A23/M23 corridor is easily accessed at Bolney or Warninglid, linking swiftly to the South Coast, Gatwick Airport and the M25.

### The Finer Details...

Tenure: Freehold

Road Charge: £280pa

Local Authority: Mid Sussex District Council

Council Tax Band: C

Available Broadband Speed: Superfast Fibre (Up to 80 mbps download)

Services: Mains water, electricity (none tested) and electric heating

We believe this information to be correct but recommend intending buyers check details personally as we cannot guarantee its accuracy. Any information in this marketing cannot be used as part of an offer.

