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smith.

Anchor Avenue, Scaynes Hill, RH17 7GJ

Guide Price
£475,000 - £495,000

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 3 Bedrooms

 2 Receptions

 2 Bathrooms

Hamlyn Smith are delighted to present this modern and beautifully appointed link-detached home in the heart of Scaynes Hill. Built in 2020, the property offers stylish and spacious living with a bright open-plan kitchen/dining room, generous living room, and three double bedrooms including a main with en-suite. Outside, there's a sunny rear garden, driveway parking, and an attached garage. A perfect blend of modern comfort and village charm.

- Spacious 3-Bedroom Link Detached House
- En-Suite & Fitted Wardrobes to Master Bedroom
- Attached Garage with Power, Lighting & Vaulted Ceilings
- Sunny Rear Garden with Mature Plants
- 3 Double Bedrooms & Family Bathroom
- Large Kitchen-Diner with Integrated Appliances
- Separate Living Room with Leafy Outlook
- Driveway & Parking for 2 Vehicles







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GUIDE PRICE £475,000 - £495,000

Built by Nicholas King Homes in 2020, this beautifully presented link-detached house occupies a prime position within a modern, well-planned development in the desirable village of Scaynes Hill. Nestled beside an area of conservation woodland, the property combines high-quality contemporary living with a peaceful natural backdrop — ideal for those seeking both comfort and a connection to the outdoors.

Thoughtfully designed with modern family life in mind, the home offers spacious and versatile accommodation arranged over two floors. There are three generous double bedrooms, including a well-appointed and double-aspect principal suite with fitted wardrobes and a stylish en suite shower room. The further bedrooms are served by a beautifully finished family bathroom, complete with tiled floors, concealed cisterns, sleek vanity units, and ceiling downlighters, reflecting the property's superb attention to detail throughout.

The large living room provides a welcoming and comfortable space to relax or entertain overlooking the woodland, while the impressive kitchen/dining room forms the true heart of the home. With integrated appliances, ample workspace, and French doors leading directly to the rear garden, it's perfect for family meals and entertaining in the warmer months. A downstairs cloakroom adds everyday practicality, and throughout the home, high-quality finishes and thoughtful touches create a sense of modern elegance.

One of the home's standout features is its large attached garage, linking the property to its neighbour. This substantial space not only provides secure parking and excellent storage but also offers exciting potential to convert (subject to the usual permissions) into an additional reception room, home office, gym, or even an extended open-plan living area — giving future owners real flexibility to tailor the home to their needs.

Outside, the rear garden is both attractive and easy to maintain, laid to patio and lawn and enjoying a good degree of privacy. It's a lovely spot for alfresco dining, summer barbecues, or simply unwinding after a busy day. To the front, there is space on the driveway for one car, and there are additional parking spaces on-road for residents.

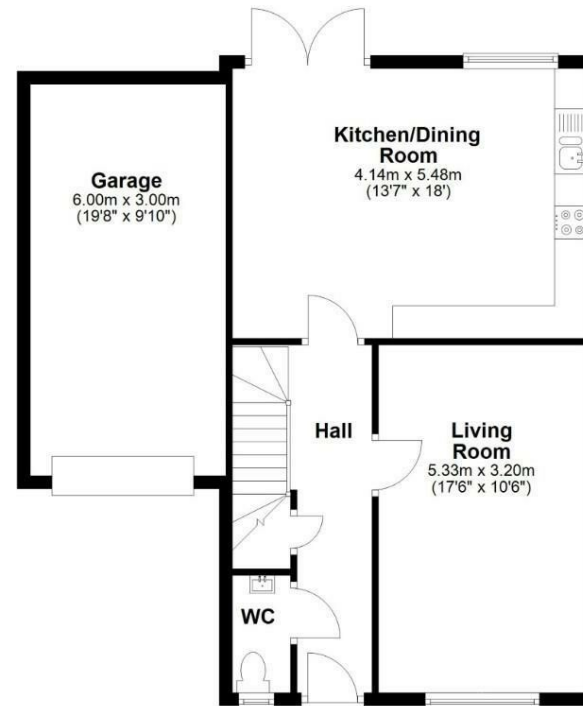
Ideally positioned close to the village centre, the home is within easy walking distance of the award-winning Church of England primary school, Millennium Village Hall, convenience store, and the friendly local pub with impressive children's play area. The surrounding countryside offers an abundance of scenic walks and outdoor pursuits, with Ashdown Forest, Chailey Nature Reserve, and the South Downs National Park all within easy reach.

The nearby Haywards Heath and Lindfield provide a wide range of shopping, dining, and leisure options, as well as highly regarded schools. Haywards Heath's mainline train station offers fast, regular services to London Victoria, Brighton, and Gatwick Airport, making Scaynes Hill a popular choice for commuters seeking a quieter pace of life.

Blending the charm of a village setting with the comfort and flexibility of a modern home, Anchor Avenue offers the perfect mix of space, quality, and location — an ideal choice for families, professionals, or anyone looking to enjoy the best of both countryside and contemporary living.



Ground Floor



First Floor



Total area: approx. 124.1 sq. metres (1335.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

