



Awbrook Close
Scaynes Hill, West Sussex, RH17 7



Mark Reville & Co

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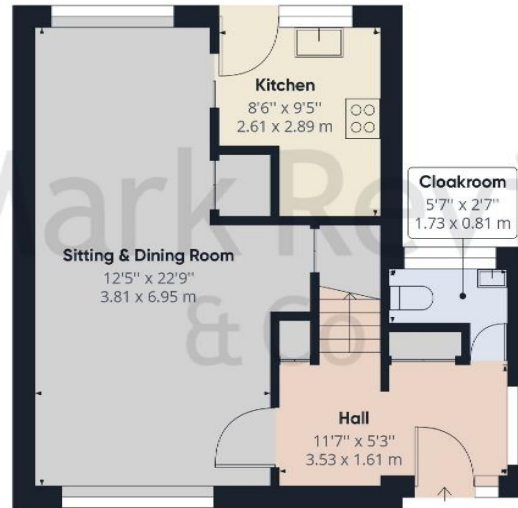
Guide Price £360,000 - Freehold

A well proportioned 3 bedroom semi detached house now requiring comprehensive modernisation and improvement throughout. The accommodation comprises a 22ft sitting room, kitchen, cloakroom and bathroom on the first floor. The property benefits from double glazing throughout. There is a detached garage to the side of the property, approached by a driveway providing parking for one vehicle. There is a small garden to the front of the property, and the rear garden is slightly larger than usual, due to the corner plot location. The property is brought to the market with the advantage of no onward chain.

Located in a small close, directly off a private lane, the property is within easy reach of the village centre which provides a popular primary school, village hall, public house and petrol station with convenience store. The main town of Haywards Heath and the larger village of Lindfield are a short drive away, being about 2 miles distant, and both provide a wide variety of shopping and leisure facilities and an abundance of restaurants. The mainline train station in Haywards Heath provides fast links to London and the South Coast.







Ground Floor Building 1



Floor 1 Building 1



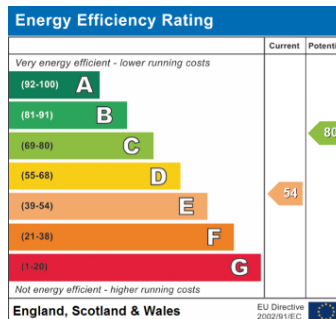
Approximate total area⁽¹⁾

838.05 ft²
77.86 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

42 High Street
Lindfield
West Sussex, RH16 2HL
01444 484564
lindfield@markrevill.com

