



**Lewes Road, Scaynes Hill,  
Haywards Heath, RH17 7PG**

**Asking Price Of  
£245,000**

**01444 474447  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

**Residential sales, lettings,  
land and new homes.**

## Lewes Road, Scaynes Hill, Haywards Heath RH17 7PG



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### LOCATION

Tollgate Flats are situated within the centre of Scaynes Hill and provide a convenient location for amenities, including a convenience store, village pub, local school and village churches. Haywards Heath is easily accessed via the A272 and offers more extensive facilities including a mainline station & Sainsbury's Superstore.

### ACCOMODATION

A modernised two bedroom first floor flat forming part of this converted Victorian house. Occupying a convenient location within the popular village of Scaynes Hill the property offers period features while modern benefits include gas fired central heating and replacement double glazing. The living accommodation comprises of a spacious dual aspect, south-facing living room, a double bedroom with built-in wardrobes, a second bedroom/study, a modern refitted kitchen and modern shower room.

### OUTSIDE

Off-street parking for two vehicles and a fantastic private garden, offering a lawn area, a small patio and a hand built timber cabin that boasts a log burner,

power and light.

### ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 125 Years from 21 October 1999

Maintenance, Ground Rent & Buildings Insurance: £630 per annum

### AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





**Buses**

2 minute walk



**Shops**

Convenience Store  
1 minute walk



**Trains**

Haywards Heath  
3.5 miles



**Airport**

Gatwick  
15.8 miles



**Roads**

M23  
11.6 miles



**Sport & Leisure**

St Francis Sports & Social  
Club



**Rental Income**

£1,100 pcm  
Rental Yield – 5%



**Schools**

St Augustine's CofE  
Primary  
Oathall Community  
College



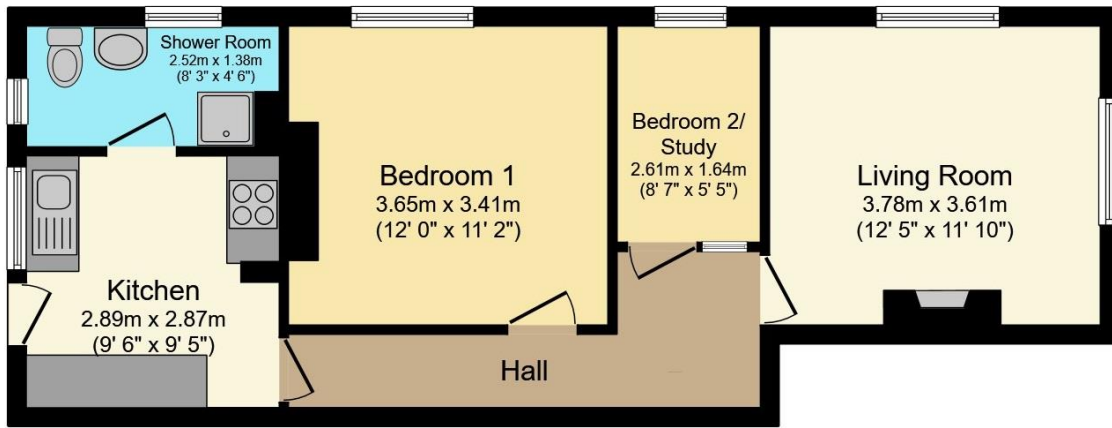
**Broadband**

Up to 67 Mbps

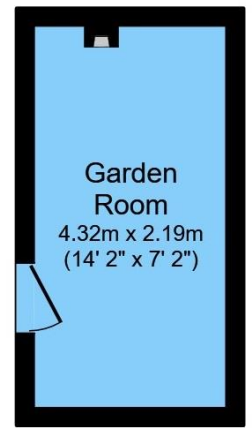


**Council Tax**

Band B

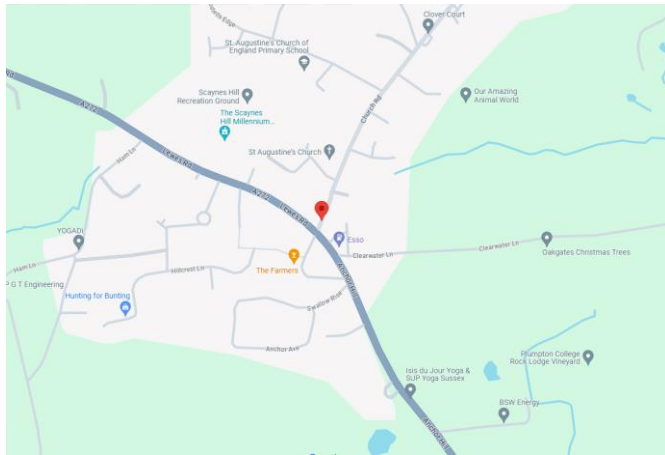


Floor Plan



Garden Room

Map Location



Total Approximate Floor Area  
**637 sq ft / 59.2 sq m**

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	69	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

01444 474447  
[hhsales@brocktaylor.co.uk](mailto:hhsales@brocktaylor.co.uk)



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**Brock Taylor Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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