



**Greenleas, 61 Lincoln Wood**  
Haywards Heath, RH16 1LH

 Mark Reville & Co

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## Offers in Excess of £850,000 Freehold

An excellent opportunity to acquire this attractive detached family residence, ideally positioned within one of the town's most sought-after locations, enjoying a delightful landscaped rear garden with a high degree of privacy and a sunny aspect. This impressive home has been well maintained and thoughtfully improved by the current owners, who have resided here for many years and are now looking to downsize locally. The well-proportioned accommodation comprises three double bedrooms, including a principal bedroom with en suite shower room, alongside a modern family bathroom. The ground floor offers a spacious sitting room, triple-aspect conservatory, dining/family room, kitchen/breakfast room, utility/boot room and a downstairs cloakroom. Further benefits include gas fired central heating, double glazed replacement windows throughout and generous room sizes, with excellent potential for enlargement, subject to the necessary consents, including scope for a rear extension and/or conversion of the attached garage. Outside, the property is approached via a wide block paved driveway providing ample off road parking, leading to an attached garage and a neatly maintained front garden. The rear garden is a particular feature, with a raised sun deck, large central lawn, seating and planting areas, timber garden shed and a variety of mature trees and shrubs providing seclusion and shelter, along with ample space for a home office or garden studio. The garden is fully enclosed and largely overlooked. Properties in this highly desirable location rarely come to the market and with the added potential to extend and enhance, this represents a superb opportunity to create a long term family home. Early viewing is highly recommended.

Greenleas, is situated in this sought after established location just a short walk to Haywards Heath mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The well regarded Harlands Primary school is close at hand as is Warden Park, whilst the Dolphin Leisure Centre, Sainsbury's and Waitrose superstores are also in the vicinity. The town Centre is within easy reach with its wide range of shops including The Broadway with its array of restaurants, whilst the A23 lies just over 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is about 13 miles to the north, the cosmopolitan city of Brighton and the coast is about 15 miles to the south and the South Downs National Park and Ashdown Forest are both within a short drive offering beautiful natural venues for countryside walking.







Ground Floor

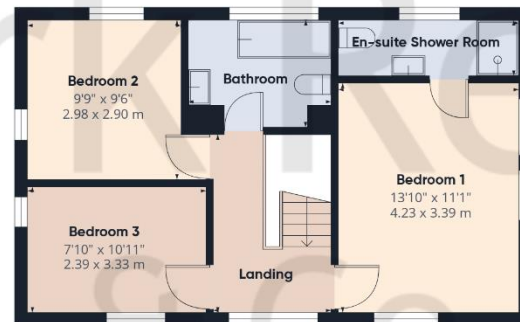
| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | 66                      | 72        |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

Approximate total area<sup>(1)</sup>

1410 ft<sup>2</sup>  
130.9 m<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

143 South Road  
Haywards Heath  
West Sussex, RH16 4LY  
01444 417714

Haywardsheath@markrevill.com



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