



2 Lucas Way
Haywards Heath, RH16 1JR



Mark Revill & Co

2 Lucas Way Haywards Heath, RH16 1JR

Guide Price £800,000

This is a rare opportunity to purchase a property that offers tremendous scope for improvement and extension (subject to the usual planning consents) within one of Haywards Heath's premier locations. This detached family home has been extended on the ground floor to provide excellent living accommodation benefiting from gas fired central heating to radiators and partial double glazing. On the ground floor there is a very good size kitchen/breakfast room, large utility room and a spacious inner lobby, the sitting/dining room features an open fireplace with doors out onto rear decking and there are 2 additional rooms providing an office and family room. On the first floor there are 3 bedrooms and family bathroom/shower room. To the front of the property there is a good size garden with driveway providing parking for numerous vehicles, side access on both sides of the property leading to the rear garden which extends to approximately 80 feet in depth x 91 feet in width being enclosed by mature evergreen hedging offering great seclusion with large level lawn area.

The property occupies an idyllic setting at the end of a quiet cul-de-sac in this highly desirable conservation area being just a short walk to Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several highly regarded schools both private and public in the locality including Harlands Primary School and Warden Park



Academy. The Dolphin Leisure complex, Sainsbury's and Waitrose superstore are close at hand and the town centre is within easy reach with its wide range of shops and an array of restaurants in The Broadway. The A23 lies to the west of Haywards Heath approximately 5 miles distant giving direct road access to London Gatwick International Airport and the motorway network, also the cosmopolitan city of Brighton lies 15.4 miles to the south, there is show jumping at Hickstead, unrivalled countryside walks at Ashdown Forest and the South Downs National Park.

GROUND FLOOR

Canopy Covered Entrance Outside light. Front door leading to: **Entrance Hall** Radiator.

Cloakroom Comprising low level wc and wash basin with monobloc tap. Half tiled walls. Radiator.

Attractive Double Aspect Sitting/Dining Room 19' x 11'11" (5.79m x 3.63m) Feature open fireplace with stone facing and slate hearth. TV aerial point. 3 wall light points. 3 radiators. Double doors opening onto rear decking which overlooks the rear garden.

Family Room 18'11" x 9'11" (5.77m x 3.02m) Double aspect room. 2 radiators.

Study 9'10" x 8'9" (3.00m x 2.67m) Outlook over rear garden with attractive bay window plus feature oriel window.

Kitchen/Breakfast Room 13'8" x 10'6" (4.17m x 3.20m) Comprising one and a half bowl single drainer stainless steel sink unit with chromium mixer tap, base units of cupboards and drawers with roll edge worktops above. **Gas cooker. Dishwasher.** Half tiled walls. Stable door to outside. Further extensive range of base units with cupboards and drawers, roll edge worktops over, matching eye level wall cupboards above. Telephone point. Tiled splashbacks. Attractive outlook over rear garden.

Inner Lobby Wall mounted Potterton gas fired boiler for domestic hot water and central heating. Personal door to:

Integral Garage 16'1" x 8'1" (4.90m x 2.46m) Gas and electric meters. Up and over door. Power and light.

Utility Room 8'1" x 6'11" (2.46m x 2.11m) Double drainer stainless steel sink unit with cupboards under. Washing machine. uPVC door to rear garden.

FIRST FLOOR

Landing Hatch to loft space. Airing cupboard with factory lagged hot water cylinder with shelving above. Walk-in shelved storage cupboard. Radiator.

Inner Landing 3 deep storage cupboards.

Bedroom 1 15'5" x 9'10" (4.70m x 3.00m) Double aspect. 2 double wardrobe cupboards and one single built-in cupboard. Radiator. uPVC door to side roof area.

Bedroom 2 9'11" x 8'8" (3.02m x 2.64m) Double aspect. uPVC door to roof area. Single built-in cupboard.

Bedroom 3 8'9" x 8'7" (2.67m x 2.62m) Built-in wardrobe cupboard. Further eaves storage cupboard. Radiator.

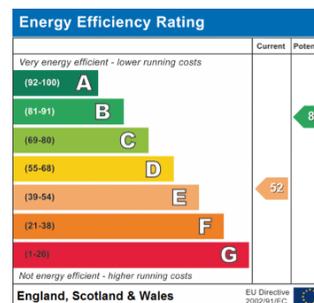
Family Bathroom Suite comprising corner bath with chromium mixer tap and hand shower, low level wc, corner shower unit with adjustable shower head and sliding doors, wash basin with cupboard under, light and mirror over. Chromium heated ladder radiator. Half tiled walls.



OUTSIDE

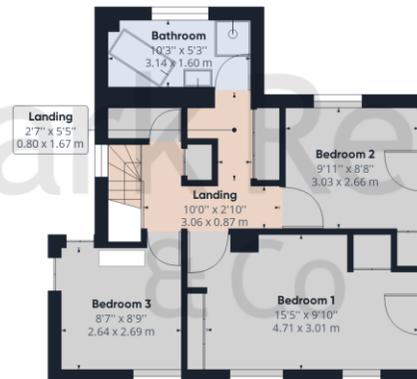
Front Garden Laid mainly to lawn with mature trees. Tarmac driveway providing parking for numerous vehicles. Access to both sides of the property leading to:

Rear Garden Extending to approximately 80 feet (24.38m) in depth and 91 feet (27.74m) in width. **Timber garden shed** with power. Decked area leading onto a block paved patio. Feature raised fish pond. The rear garden is a particular feature of the property with level lawns and mature shrubs, all enclosed by mature evergreen hedging offering seclusion.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1514.52 ft²

140.70 m²

Reduced headroom

7.56 ft²

0.70 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

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

Mark Revill & Co