



20 Lucastes Lane
Haywards Heath. RH16 1LD

■ ■ ■ Mark Revill & Co

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Guide Price £750,000

This most attractive traditionally built detached house set in delightful gardens of just under 0.2 acres is located in a highly desirable location and offers excellent scope for an extension, subject to obtaining the usual planning consents. The bright, spacious and well presented accommodation has the benefit of gas central heating and double glazing and incorporates 3 double bedrooms, a spacious bathroom, cloakroom, sitting room with glazed doors to a separate dining room, kitchen and utility room. There is an attached brick built garage approached by a long private drive and the lovely garden to the rear extends to about 70 feet in length x 57 feet in width with a wide paved sun terrace and a well kept lawn all enclosed by established clipped hedges.

Situated in this much sought after mature 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, the Sixth Form College and Warden Park Academy are all close at hand as is the Dolphin Leisure complex, Waitrose and Sainsbury's superstores. The town centre is within easy reach offering a wide range of shops including The Broadway with its array of restaurants and 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 15.7 miles to the south, whilst the South Downs National Park and Ashdown Forest are both within a short drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Recessed Porch Outside lantern. Attractive double glazed panelled front door to:

Hall Good size built-in coats/storage cupboard housing electric meter and trip switches. Understairs cupboard. Telephone point. Double glazed window. Radiator. Stairs to first floor.

Cloakroom Close coupled wc and basin. Double glazed window. Radiator. Vinyl flooring.

Sitting Room 14'6" x 12'7" (4.45m x 3.85m) A fine double aspect room. TV aerial point. 3 double glazed windows. Radiator. Glazed panelled doors flanked by windows to:

Dining Room 13'2" x 9'11" (4.02m x 3.02m) Double aspect. Double glazed window. Radiator. Double glazed casement doors flanked by double glazed windows to rear garden.

Kitchen 11'1" x 9'9" (3.40m x 2.97m) Fitted with an attractive range of natural timber fronted units comprising inset stainless steel sink with mixer tap, adjacent L shaped granite work surface, cupboards beneath. AEG **electric cooker** with 2 ovens and halogen hob, filter hood over, adjacent base drawer unit with matching top. Range of tall wall cupboards. Tall built-in broom/storage cupboard with cupboard over. Built-in shelved larder. Further deep understairs storage cupboard with shelf. Double glazed window. Part tiled walls. Vinyl flooring. Part glazed panelled door to:

Utility Room 9'10" x 6'9" (3.00m x 2.06m) Wall mounted Worcester gas boiler. Bosch tall **fridge/freezer**. Bosch **washing machine**. Hotpoint **tumble drier**. Double glazed window. Tiled floor. Double glazed door to rear garden.

FIRST FLOOR

Landing Built-in slatted shelved airing cupboard housing pre-insulated hot water cylinder. Hatch to loft space. Double glazed port hole window on half landing.

Bedroom 1 13'1" x 9'11" (4.01m x 3.03m) Double aspect. 2 built-in double wardrobes with cupboards over. 2 double glazed windows. Radiator.

Bedroom 2 11'3" x 11'3" (3.43m x 3.43m) Double aspect. Built-in double wardrobes with cupboards over. 2 double glazed windows. Radiator.

Bedroom 3 10'7" x 10'7" (3.25m x 3.23m) Double aspect. Built-in double wardrobe with cupboards over. 2 double glazed windows. Radiator.

Spacious Bathroom Suite comprising bath with mixer tap and shower attachment, pedestal basin, close coupled wc. Electrically heated chromium towel warmer. Extractor fan. 2 double glazed windows. Radiator. Half tiled walls. Vinyl flooring.

OUTSIDE

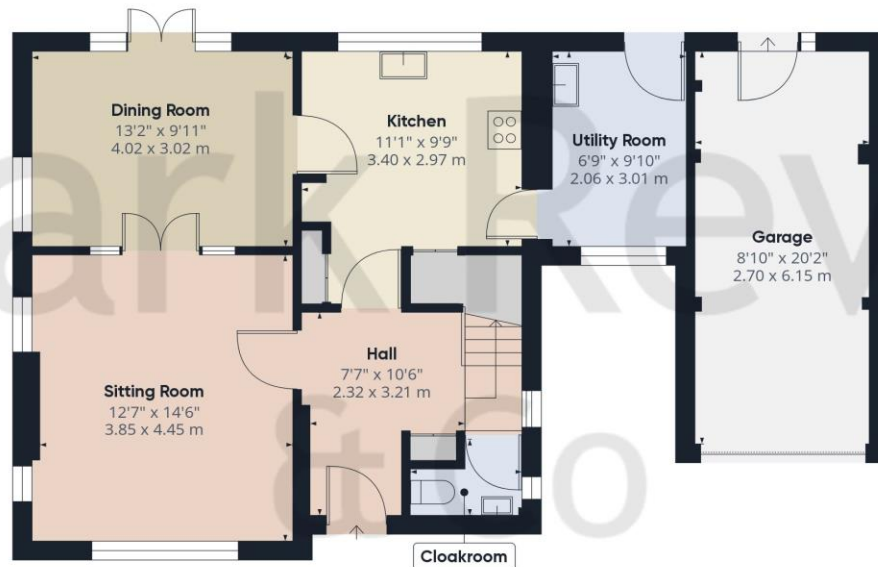
Attached Garage 20'2" x 8'10" (6.15m x 2.70m) Up and over door. Light and power points. Trip switches. Ample eaves storage. Double glazed rear door.

Long Drive Offering parking for 3 vehicles.

Front Garden Laid to lawn with central circular rose bed, herbaceous borders planted with a variety of shrubs and flowers. Clipped hedges to party boundaries. Side access to:

Lovely Rear Garden About 70 feet (21.34m) in length x 57 feet (17.37) wide. Arranged with a wide paved sun terrace adjacent to the house with stone retaining walls incorporating flower planters, central steps to a good size two-tier lawn interspersed with established shrubs. Further steps at the far end to an octagonal shaped garden enclosed by well stocked herbaceous beds planted with a variety of established shrubs. Hedge enclosed compost area in the far corner. The garden is fully enclosed by clipped privet and yew hedges offering shelter and seclusion.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1318.04 ft²
122.45 m²

Reduced headroom

8.5 ft²
0.79 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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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.

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