



## Three Gables

2 Lucastes Lane, Haywards Heath. West Sussex. RH16 1LD



Mark Revill & Co

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Guide Price £1 million

This fine individual detached chalet style residence built in 1959 is set in beautiful grounds extending to about 0.6 acres. Designed and built by a local renowned architect, the property offers light and spacious accommodation having the benefit of gas fired central heating and is mostly double glazed. It incorporates 4 bedrooms (2 on the first floor), 2 shower rooms, a splendid split level triple aspect sitting room with vaulted ceiling and exposed timbers, separate dining room/study, good size kitchen/breakfast room plus useful utility room. There is a double garage approached by a wide block paved drive offering parking for 5 vehicles, there is also a detached bothy (ideally **suitable as a separate annexe** if required) with adjacent kitchen garden and small orchard and the beautifully kept gardens to the rear are arranged with a large sheltered paved sun terrace opening to extensive lawns and a lightly wooded area to the far end planted with a wide variety of established shrubs and mature trees.

Situated in this highly desirable location just a few minutes walk from Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several well regarded schools both private and public in the locality including Harlands Primary and Warden Park whilst the Dolphin Leisure complex, Sainsburys and Waitrose superstores are close at hand. Haywards Heath town centre is within easy reach offering a wide range of shops, several banks and an array of restaurants, the A23 lies just 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is about 15 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south. There are golf courses at Haywards Heath, Lindfield and Ditchling, water sports at Ardingly Reservoir,



horse racing at Plumpton and the South Downs National Park and Ashdown Forest are within a short drive offering a natural venue for countryside walks.

## GROUND FLOOR

**Porch** Hardwood panelled door to:

**Entrance Lobby** Double glazed picture window to front. Woodblock flooring. Part glazed door flanked by glazed screens to:

**L Shaped Hall** Storage cupboard. Double glazed picture window overlooking the front. Radiator. Woodblock flooring.

**Cloakroom/Shower Room** Low level with concealed cistern, shelf over, wash hand basin with mixer tap, cupboard beneath, large fully tiled shower with Aqualisa fitment, glazed sliding doors. Extractor fan. Heated chromium towel warmer/radiator. Fully tiled walls. Tiled floor.

**Split Level Sitting Room** 19'9" x 14'8" (6.02m x 4.47m) A fine triple aspect room with vaulted ceiling and exposed ceiling timbers. Feature natural stone open fireplace and exposed chimney breast extended on either side to incorporate display niches. Fitted display and storage cupboards on either side of recessed radiator, tiled shelf over. TV aerial point. 4 double glazed windows. 2 further recessed radiators. Woodblock flooring with natural stone low walls. Double glazed sliding doors to sun terrace and garden.

**Dining Room/Study** 11'4" x 9'8" (3.45m x 2.95m) Central recess with base level glazed cabinets, high level cupboards over, adjacent tall shelved cupboard. 2 wall light points. Telephone point. Recessed radiator. Double glazed window. Acoustic tiled ceiling. Woodblock flooring.

**Bedroom 2** 1'5" x 9'9" (0.43m x 2.97m) Central recess flanked by a double and single wardrobe, high level cupboards over. Wall light point. Double glazed window. Recessed radiator. Acoustic tiled ceiling. Woodblock flooring.

**Bedroom 3** 11'9" x 10' (3.58m x 3.05m) Double aspect. One wall fitted with range of built-in double wardrobes with hanging rails and shelving, range of high level cupboards over, understairs cupboard. 2 double glazed windows. Recessed radiator. Acoustic tiled ceiling. Woodblock flooring.

**Kitchen/Breakfast Room** 16'7" x 8'8" (5.05m x 2.64m) narrowing to 6'2" (1.88m). Fitted with a range of natural pine fronted units comprising inset stainless steel bowl and a half sink with mixer tap, extensive work surfaces, cupboards, drawers and appliance space under, recess for cooker with gas point, adjacent worktop, range of high level wall cupboards and cabinets. Wall mounted gas boiler. Double glazed window. Radiator. Pine clad ceiling with inset spot lights. Walls fully tiled/pine clad. Tiled floor. Opening to:

**Rear Hall** Built-in tall store cupboard, cupboard over, further tiled shelved cupboard, cupboard over. Radiator. Tiled floor. Door to rear garden. Stairs to first floor. Double glazed door to front.

**Utility Room** 7'9" x 6'4" (2.36m x 1.93m) Stainless steel sink with cupboards and drawer under. Plumbing for washing machine. Appliance space. Fitted worktop, cupboards and drawers under. Double glazed window. Tiled floor.

**Shower Room** Fully tiled glazed shower cubicle, wash hand basin with mixer tap, cupboard under, adjacent shelf, bidet with mixer tap, low level wc. Double glazed window. Radiator. Fully tiled walls. Tiled floor.

## FIRST FLOOR

**Bedroom 4 (East Wing)** 16'10" including stairwell x 9'6" (5.13m x 2.90m) Sloping ceilings on both sides with exposed timbers and velux windows. Deep built-in storage/wardrobe cupboard with shelving. Double glazed window to front. 2 radiators.

### Main Bedroom Suite (West Wing)

**Study/Dressing Room** 12' into recess x 15' (3.66m x 4.57m) into door and stair recess. Exposed ceiling timbers. Door to deep storage cupboard with fitting shelving and light point. Double glazed window. One wall cork tiled and one with exposed brickwork.

**Bedroom** 10'1" x 8'1" (3.07m x 2.46m) Double aspect. Double glazed window. 2 radiators. Double glazed casement doors to:

**Roof Terrace** L shaped 17' x 17' (5.18m x 5.18m) narrowing to 6'7" (2.01m). Wrought iron balustrade. Overlooking the front.

## OUTSIDE

**Double Garage** 18'5" (5.61m) narrowing to 17'7" x 16'5" (5.36m x 5.00m) 2 electronically operated up and over doors. Water tap. Light and power points. Rear door to garden.

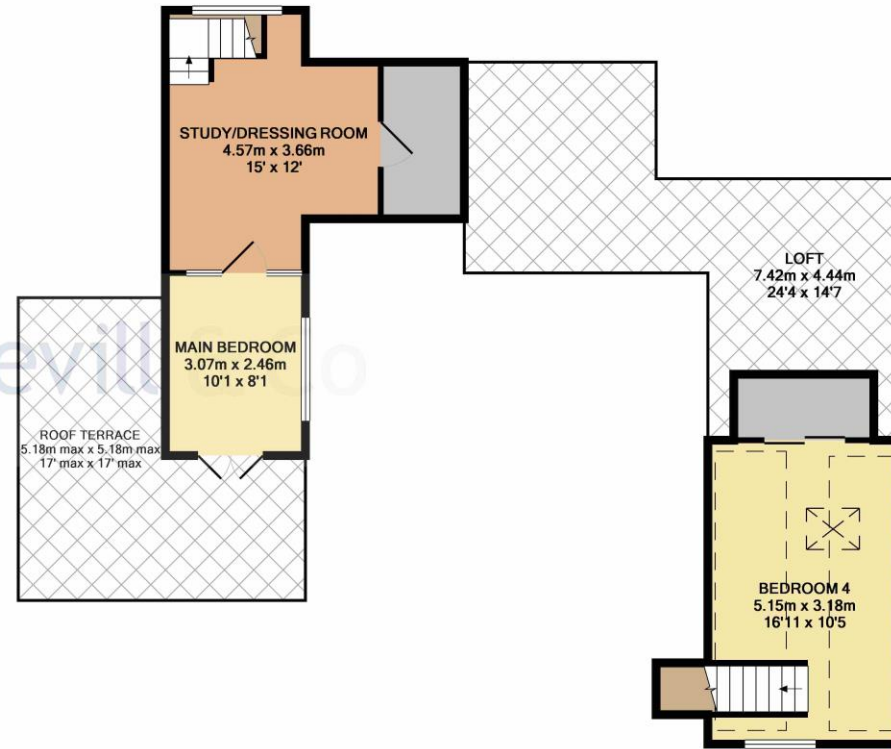
**Wide Block Paved Drive** Offering parking for 5 vehicles.

**Beautiful Gardens Extending to About 0.6 Acres** The front is arranged as a well tended lawn planted with clipped oak and cherry trees, semi circular paved terrace with fuchsia and hydrangea. Paved courtyard with inset pebble filled beds, shrub border. The rear garden is arranged with a wide paved sun terrace with central pond, timber pergola on raised platform with grape vine and barbecue, tall stone retaining wall with gate and steps to one side leading to an extensive lawn planted with beech and oak trees, herbaceous beds containing azaleas, bay, bamboo, hydrangeas, pierus, laurel etc. Seating area with trellis canopy. Post and rail fencing with gate to a wooded area at the far end containing a variety of trees including silver birch, acer, cherry, magnolia evergreens etc. Area to the side with **detached Bothy** 30'2" x 12'2" (9.19m x 3.71m) brick built with pitched tiled roof, light and power points. Adjacent **Kitchen Garden** arranged with paved pathways with gravel and stone filled beds, trellis dividers and herbaceous border, several evergreens and lavender bushes and **Small Orchard** to the front with several fruit trees, laurel hedge to front boundary.





GROUND FLOOR  
APPROX. FLOOR  
AREA 132.2 SQ.M.  
(1423 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 45.5 SQ.M.  
(490 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 177.8 SQ.M. (1914 SQ.FT.)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C		75	(69-80) C
(55-68) D			(55-68) D
(39-54) E	45		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC



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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