

32 LUCASTES ROAD

HAYWARDS HEATH • RH16



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***Superbly presented family home for sale in
Haywards Heath, walking distance to
station and in immaculate condition***

Reception hall • Kitchen/Dining room • Utility room
Living room • Cinema room • Study/Snug • Cloakroom

Master bedroom suite
4 further bedrooms (1 with ensuite) • Family bathroom

Private parking • Double garage • Large rear garden
Spacious split level decked patio area with Italian planting

In all approximately 0.4 acres.

Haywards Heath Station 0.7 miles (London Victoria/London
Bridge 43 mins) • Horsham 12.8 miles (London
Victoria/London Bridge 55 mins) • Gatwick airport 13.1
miles • Central London 39.5 miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied
upon as statements of fact. Your attention is drawn to the Important
Notice on the last page of the text.









The Property

This stunning and stylish family home has been beautifully crafted by the current owners with the help of the bespoke interior design from Reckless Design.

The accommodation of the main house is principally arranged over two floors, with exceptional modern cosmopolitan living accommodation on the ground floor, including the beautifully crafted family kitchen with large island unit and bi-fold doors leading out onto the terrace, this truly is the hub of the house. This noteworthy room has a wonderful outlook over to nearby rolling countryside and its modern appliances are integrated into the bespoke kitchen design. Of particular note is the breakfast area which is flooded with light during the day from the large lantern light above. The superb formal sitting room with open fire is light and bright with excellent tailored bookcases built either side of the fireplace. The ground floor also offers a delightful and carefully designed cinema room with bi-fold doors out to the garden, study/snug, cloakroom and separate utility room.

To the first floor the master suite offers a superb ensuite bathroom with dual sinks and underfloor heating. There are four further double bedrooms one with ensuite shower and the large family bathroom with separate shower and bath. All of the bedrooms have been tastefully decorated and are unique and individual.

Situation

Lucastes Road is one of the most prestigious residential roads in Haywards Heath lying within the 'Lucastes' conservation area, ideally located for the mainline train station with its fast and regular commuter services to London, Brighton and Gatwick International Airport.

Within walking distance are Waitrose and Sainsbury's and the Dolphin Leisure Centre. The highly regarded Harlands Primary School is a short walk. Further secondary, state and private education are excellent in the area; of note are Warden Park in Cuckfield, Ardingly College, Burgess Hill School for Girls, St Pauls Catholic College, Great Walstead, Cumnor House and Hurstpierpoint College.

Garden and grounds

The house is approached by a sweeping driveway providing plenty of off-street parking and double garage. Beautiful, mature gardens surround the house and they have been meticulously landscaped & maintained with a plethora of plants, bushes and shrubs. The large rear garden offers a large architecturally designed multi-level terrace with decked area, ideal for 'al-fresco' dining or barbecue with friends and family. This beautiful terrace area also has integrated wall lighting and uplights on the substantial Norwegian pine tree. Steps lead down to a large expanse of lawn, perfect for children and animals.

Directions (Postcode RH16 1JW)

From Haywards Heath Station, head west on Market Place, continuing onto Bannister Way. Follow the one way system onto Milton Road after 400M turn right onto Lucastes Avenue proceed to the crest of the road and then turn left onto Lucastes Road. The property will be located on your right when you are on the corner of Lucas Way.

Services

Gas fired central heating, mains drainage and mains electricity and water.

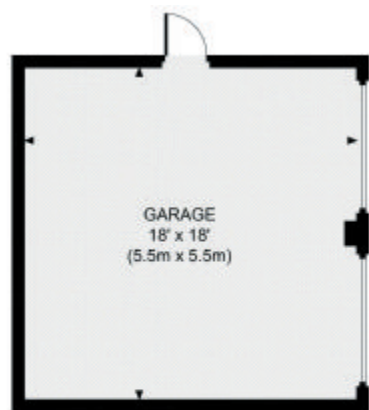
Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

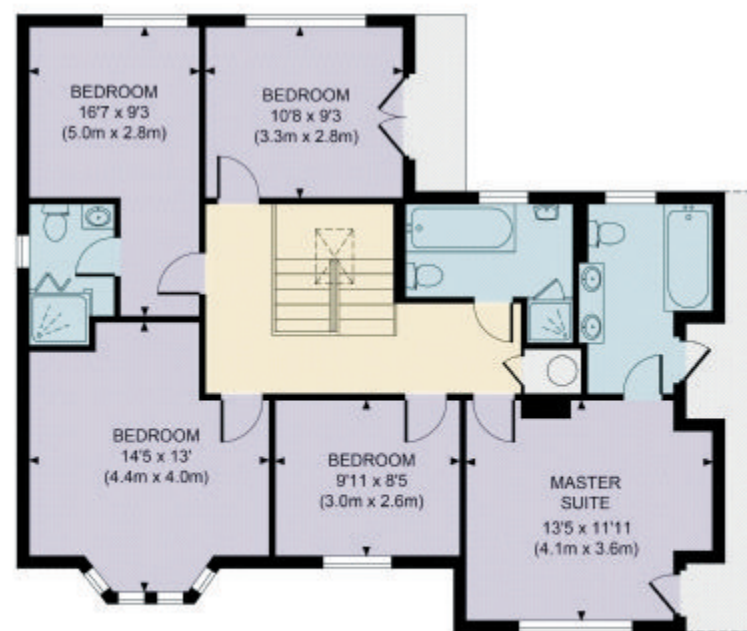
Local authority

Mid Sussex County Council. Telephone 01444 458166.





GROUND FLOOR



FIRST FLOOR

Approximate Gross Internal Floor Area

224.7 sq.m. / 2,419 sq.ft.

Approximate Gross Internal Floor Area Outbuildings

29.8 sq.m. / 321 sq.ft.

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