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54a Lewes Road Haywards Heath, RH17 7SN

High Trees was built in 2008 and has been refurbished and extended in 2022 by the current owners and now measures 5624 sq/ft/522sq m. Refurbishments include a new heating system, double glazing, carpets and re-decoration throughout.

£2,265,000

54a Lewes Road

Haywards Heath, RH17 7SN



This substantial, family house is set in approximately 0.7 of an acre of stunning gardens behind electric wooden gates with video entry affording the utmost seclusion. The property is approached by a long-paved driveway providing parking for numerous vehicles. The accommodation comprises of a grand entrance hallway which leads through to the kitchen/ breakfast room having French doors opening out to the patio and gardens, large utility room, drawing room, sitting room, dining room, study and cloakroom. Leading from the galleried landing on the first floor are 5 double bedrooms including a magnificent master bedroom with en-suite bathroom and guest bedroom with en-suite bathroom, a further 3 bedrooms, one is currently used as a dressing room and family bathroom. To the side of the house is a double garage and adjacent to house is a newly built triple garage with workshop and room above, ideal for a car collector.

There is also planning permission that has been granted for a further single storey extension to the side and rear which includes an indoor swimming pool and a gym with additional living areas. Planning reference DM/21/3533.

Lewes Road is a conservation area and boasts many of the finest houses in the area and lies just to the east of Haywards Heath and has the feel of living in a sylvan setting but yet close to Haywards Heath which provides a comprehensive range of shops, restaurants and leisure facilities with trains from the mainline station (5 minute drive) into London Victoria and London Bridge in circa 42 mins and the Princess Royal Hospital is half a mile away.

The surrounding area is exceptionally beautiful with the South Downs and Ashdown Forest national parks and numerous historic and picturesque villages close by. Good local schools both state and private are well represented, of particular note are Great Walstead, Cumnor House and Ardingly College.

Under the Estate Agents Act 1979 the vendor of this property is related to a member of staff employed by Austin Gray





Floor Plan

HIGHTREES, LEWES ROAD, HAYWARDS HEATH



GARAGE

Approximate Floor Area
434.0 sq ft
(40.32 sq m)



GROUND FLOOR

Approximate Floor Area
2626.71 sq ft
(244.03 sq m)



FIRST FLOOR

Approximate Floor Area
2564.07 sq ft
(238.21 sq m)

Approximate Gross Internal Area = 522.56 sq m / 5624.78 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Ultra energy efficient - lower running costs (85-100) A			
(65-84) B			
(45-64) C			
(25-44) D			
(10-24) E			
(1-9) F			
(0) G			
Not energy efficient - higher running costs			
England & Wales		82	86
EU Directive 2002/91/EC			

