

the floorplan...



**PLEASE WATCH THE VIDEO BEFORE BOOKING AN APPOINTMENT**  
A versatile 6/7 bedroom, 4 bathroom detached home of approximately 3000 ft.<sup>2</sup> occupying a 1.10 acre plot in the highly desirable Lucastes Conservation area within a 10 minute walk of the railway station, good schools and Blunts Wood.

£1,250,000  
Freehold

Karmel  
50 Lucastes Avenue  
Haywards Heath  
West Sussex  
RH16 1JY



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more details from...

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## in brief...

- PLEASE WATCH THE VIDEO BEFORE BOOKING AN APPOINTMENT
- Versatile detached home of almost 3000 ft.<sup>2</sup>
- Built for the owners in 2010/11
- Occupying a large plot of over 1 acre
- Prime Lucastes Conservation Area
- Close to railway station & Blunts Wood
- Short walk to Harlands & Warden Park schools
- Up to 7 bedrooms and 4 bathrooms
- Fabulous living room and conservatory
- Family sized kitchen/breakfast room
- Substantial utility/boot room with cloakroom and back door
- Potential for enlargement and/or a separate dwelling STPP
- Close to 6th form college and leisure centre
- 15 mins walk to Broadway and town centre
- Easy reach of several excellent independent schools
- For sale with no onward chain EPC: C Council Tax Band: G



## in more detail...

A versatile 6/7 bedroom, 4 bathroom detached home of approximately 3000 ft.<sup>2</sup> occupying a 1.10 acre plot in the highly desirable Lucastes Conservation area within a 10 minute walk of the railway station, good schools and Blunts Wood.

The present owners originally owned the large house next door (Rezvan) and all the grounds and had this property built in 2010/11 to a high specification and huge emphasis on versatile living for a large family. They retained a large part of the plot which now extends to about 1.1 acres.

The accommodation on the ground floor has a large reception hall, living room with fireplace, conservatory with glass roof overlooking the gardens, a family sized kitchen/breakfast room, a boot room/utility with back door and cloakroom, a substantial ground floor bedroom with en-suite shower room, 2 further bedrooms or reception rooms and a family bathroom. On the first floor there are two bedrooms with 'Jack & Jill' doors into a bathroom, a further generous bedroom and en-suite shower room.

Outside: there is ample driveway parking for many vehicles which leads up to a detached double garage.

The grounds include several areas of lawn, sloping banks and several mature trees and join the grounds of the neighbouring house where there is a pretty lake.



## the location...

The property is located at the northern end of this desirable road and forms part of the Lucastes conservation area on the town's sought after west side. Local facilities within walking distance include Harlands Primary School, the 6th Form College, Dolphin Leisure Centre, both Sainsbury's and Waitrose stores and children from this side of town walk through Blunts Wood to Warden Park Secondary Academy in neighbouring Cuckfield village, which is just over 1 mile distant.

The local area is well served by numerous independent schools including Great Walstead, Ardingly College, Worth, Handcross Park, Hurst, Cumnor House and Burgess Hill Girls. These and some of the county's other excellent schools including Brighton College, Roedean, Lancing College and Bedes all run a school bus service with pick up points close by.

Blunts Wood & Paiges Meadow nature reserve is close by providing some wonderful country walks and the shortcut through to Cuckfield village.

The town centre is a mile distant where there is an extensive range of shops, restaurants, cafés and bars.

The local area has several wonderful beauty spots and access to the major surrounding districts including Brighton, Gatwick airport, London and the M25 can be swiftly gained via the Balcombe Road, A272 and A/M23 which lies about 5 miles to the west at Bolney or Warninglid or 8 miles to the north at Maidenbower (Junction 10A)

### Distances (approx on foot/car/rail)

Railway Station 0.5 (London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton 20 mins)  
Harlands Primary School 0.4  
Warden Park Academy 1.1  
The Broadway 0.8  
A23 at Bolney or Warninglid 5/6  
Gatwick Airport 14  
Brighton seafront 16