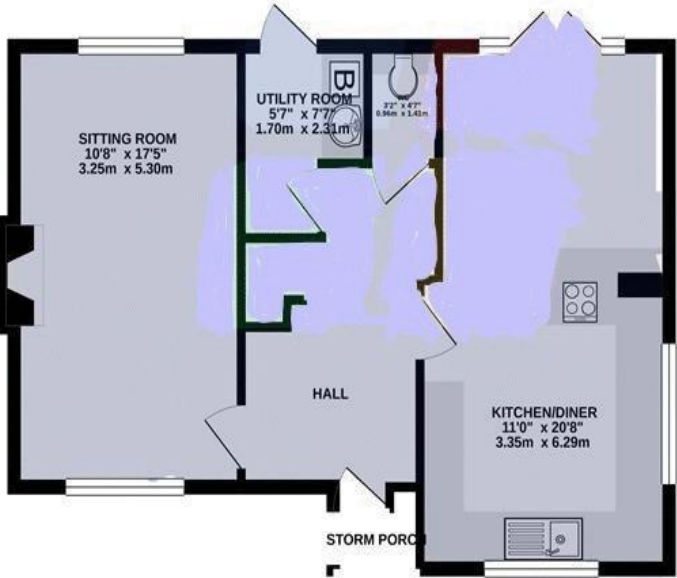


the floorplan...

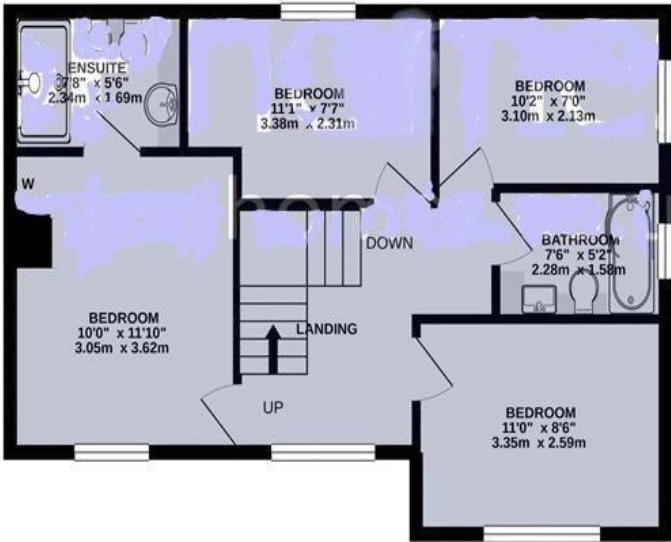
2ND FLOOR
327 sq.ft. (30.3 sq.m.) approx.



GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1406 sq.ft. (130.7 sq.m.) approx.

PLEASE WATCH THE VIDEO BEFORE BOOKING AN APPOINTMENT
An individual and versatile 3 storey 4/5 bedroom detached family house built in 2018 situated in the highly desirable Lucastes area within a 10/15 minute walk of the station, Harlands Primary School and Blunts Wood nature reserve

Guide Price £750,000 - £775,000
Freehold

1A The Droveaway
Haywards Heath
West Sussex
RH16 1LL



more details from...

call: Haywards Heath office: **01444 456431**
email: hh@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk

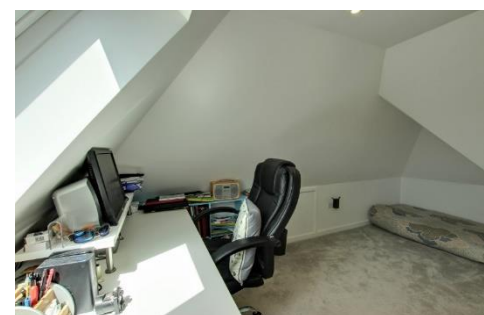
**MANSELL
McTAGGART**
Trusted since 1947

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

**MANSELL
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Trusted since 1947

in brief...

- PLEASE WATCH THE VIDEO BEFORE BOOKING AN APPOINTMENT TO VIEW
- Individual detached house in prime west side of town location
- Built by Helme & Hallett in 2018 for the owners
- Easy walk to station, schools and woodland
- Versatile accommodation with up to 5 bedrooms
- Secluded plot with split-level garden
- South/west facing 25' x 16' courtyard and 48' x 33' rear garden
- Driveway parking for several vehicles
- Space to build a garage/extension STPP
- Beautiful kitchen by Hamilton Stone Design
- Separate utility room and cloakroom
- Double aspect living room with fireplace
- Main bedroom with en-suite shower room
- 3 further 1st floor bedrooms & bathroom
- Top floor recreation room/bedroom 5
- For sale with no onward chain EPC: B Council Tax Band: F



in more detail...

An individual and versatile 3 storey 4/5 bedroom detached family house built in 2018 situated in the highly desirable Lucastes area within a 10/15 minute walk of the station, Harlands Primary School and Blunts Wood nature reserve.

This individual home was built for the present owners by highly regarded local builders Helme and Hallett to exacting standards with quality fittings throughout. The versatile accommodation spans 3 floors and could be used with up to 5 bedrooms if required.

On the ground floor there is an entrance hall with engineered oak flooring and a beautiful oak and painted wood staircase rising to the upper floors, cloakroom, a utility room, a family sized kitchen/breakfast room fitted by Hamilton Stone Design with a range of integrated appliances, natural stone worktops, space for table and chairs and doors out to the rear courtyard and a double aspect living room with fireplace. On the first floor there is a main bedroom with en-suite shower room, 3 further bedrooms and a beautiful family bathroom. The attic space was created to be used as a recreation room or occasional 5th bedroom & office area.

Outside: there is a long paved driveway providing parking for several vehicles, which could be partially sacrificed for additional garden space if required, leading round to a courtyard at the rear of the house. Steps lead up to a tiered rear garden which is fully enclosed by fencing with a timber chalet in one corner.



the location...

The property is the first house on the left in this desirable cul-de-sac which is made up of other large detached family homes which in turn is located off Lucastes Lane on the town's desirable west side. This side of town is particularly popular with families and commuters due to its close proximity to some of the town's best schools and railway station which are all within a 10–15 minute walk. The Blunts Wood & Paiges Meadow nature reserve is also close by, ideal for beautiful country walks and provides a shortcut on foot to the village of Cuckfield where there is a pretty High Street, numerous pubs and restaurants and the home of Warden Park Secondary Academy school (20 mins walk).

There are numerous food outlets, a leisure centre, the 6th form college, Sainsbury's and large Waitrose store close by whilst the town centre is a little further where there is an extensive range of shops and stores.

By road access to the major surrounding areas can be easily gained via the A272 and A/M23 which lies about 5 miles to the west at Bolney or Warninglid.

Distances (miles) approx. times by foot/car/train

Railway station 0.7 (London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton 20 mins)
 Harlands Primary School 0.6 Warden Park Secondary Academy 1.1
 Oathall Community college 1.3
 St Pauls College (RC) 4.7
 The Broadway/town centre 0.8-1
 Gatwick airport 14
 Brighton seafront 15

