



6 Lucas Way, Haywards Heath, West Sussex RH16 1JR

GUIDE PRICE ... £1,400,000 ... FREEHOLD



**MANSELL
McTAGGART**
Trusted since 1947



A 5 bedroom detached family home with a sunny south facing garden situated in a cul-de-sac within the highly desirable Lucastes Conservation Area on the west side of town within a short walk of the town centre, railway station and the glorious Paige's Meadow & Blunts Wood nature reserve.

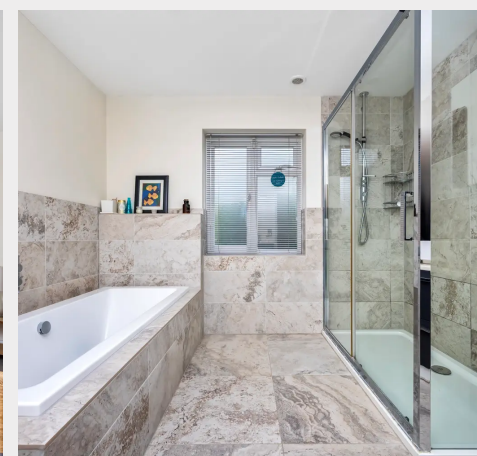
- Family home in prime cul-de-sac location
- Forming part of the desirable Lucastes Conservation Area
- Close to nature reserve
- Extended and refurbished approximately 10 years ago
- Potential for further enlargement if required, STPP
- 3 separate reception rooms
- Family size kitchen/living area
- 75' x 65' south facing rear garden
- Easy reach of excellent local schools
- 10 minute walk to the railway station
- EPC rating: C - Council Tax Band: E

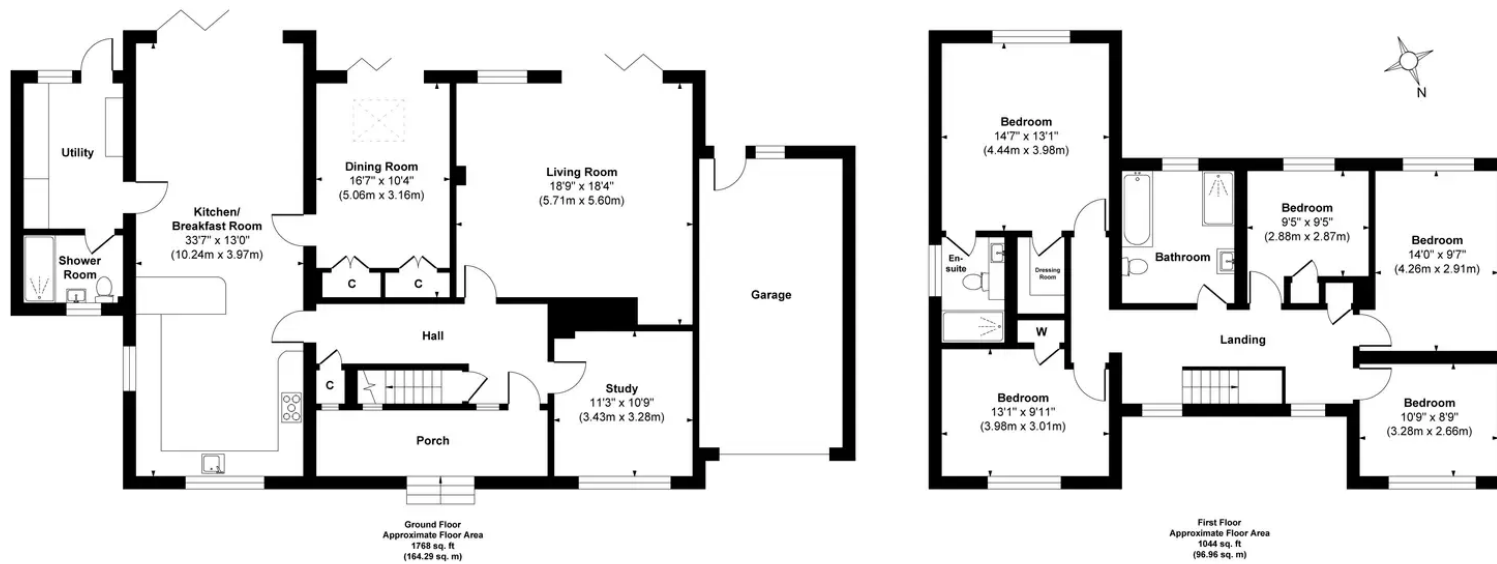


The property is situated in a cul-de-sac off Lucastes Road and forms part of the Lucastes Conservation Area on the town's desirable west side very close to the Paige's Meadow nature reserve linking with Blunts Wood. An alleyway close by leads up to Butlers Green Road, making a walk down into the town centre comfortably within 10–15 minutes, and likewise, the railway station is a similar distance. Children from this side of town fall into the catchment area for Harlands Primary School and the Warden Park Secondary Academy in neighbouring Cuckfield. The local area is well served by numerous excellent independent schools including Great Walstead, Cumnor House, Ardingly, Hurst, Worth, Handcross Park and Burgess Hill Girls. These and some of the county's other excellent schools including Brighton College, Roedean, Lancing and Bedes all run a school bus service with pick-up points close by. The town centre has an extensive range of shops, restaurants, cafes and bars, a leisure centre and several large parks. The railway station provides a fast commuter service to London Bridge/Victoria in 45 mins, Gatwick, Airport 15 mins and Brighton 20 mins. By road, access to the major surrounding areas can be swiftly gained via the A272 and A/M23 which lies about 5 miles to the west at Bolney or Warringlid.

Distances on foot in approximately miles

Schools Harlands Primary School (0.8 miles) Warden Park Secondary School (1.1 miles)





Approx. Gross Internal Floor Area 2812 sq. ft / 261.25 sq. m

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

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