



**46 Lucastes Avenue, Haywards Heath, West Sussex RH16 1JY**

**GUIDE PRICE ... £1,250,000 ... FREEHOLD**







A recently extended and beautifully presented detached family home of 2400 ft.<sup>2</sup>/221.8 m<sup>2</sup> occupying a 0.3 acre plot with 200' rear garden and newly constructed timber garden room. (office and gym) ideally located in one of the town's most desirable addresses forming part of the Lucastes Conservation Area, close to excellent schools, the countryside of Blunts Wood and a 0.5 mile walk to the railway station

- Spacious family home on 0.3 acre plot
- Prime location close to railway station & schools
- The recent subject of a two storey extension
- Recently converted garage to create ground floor bedroom 5 with en-suite
- Living room and separate dining room
- Enormous L-shaped kitchen/breakfast room opening onto garden
- Fabulous new bedroom suite, 3 further first floor bedrooms and bathroom
- New garden building with gym & study
- 300' x 43' plot - 200' rear garden & terrace
- Internal viewing highly recommended
- EPC rating: D - Council Tax Band: F





The property is located at the northern end of this desirable road and forms part of the conservation area. 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.

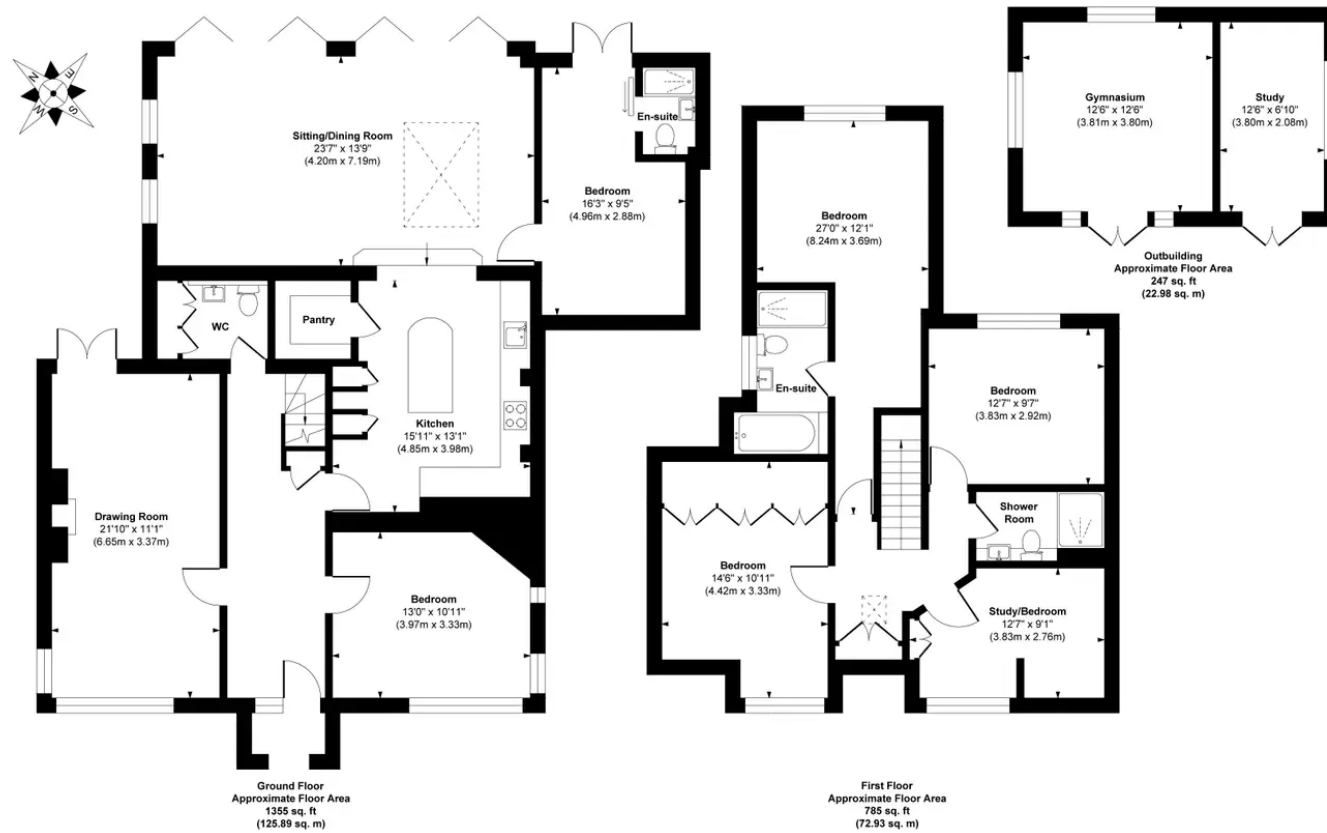
Blunts Wood & Paiges Meadow nature reserve is close by providing some wonderful country walks and the shortcut through to Cuckfield village. The town centre is a mile distant where there is an extensive range of shops, restaurants, cafés and bars. The local area has several wonderful beauty spots and access to the major surrounding districts including Brighton, Gatwick airport, London and the M25 can be swift again via the Balcombe Road, A272 and A/M23 which lies about 5 miles to the west at Bolney or Warninglid.

**Distances (approx miles 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







**Approx. Gross Internal Floor Area 2387 sq. ft / 221.80 sq. m(Including Outbuilding)**

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