



26 Lucastes Lane, Haywards Heath, West Sussex RH16 1LD

Guide Price £1,250,000



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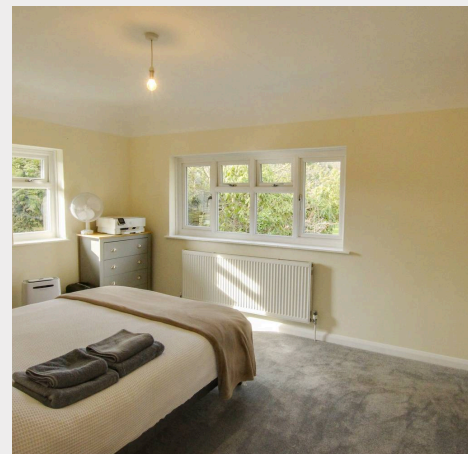
A fabulous detached family home with up to 6 bedrooms and 4 bathrooms offering great flexibility to suit a large/extended family or home working space occupying a 0.3 acre plot in arguably the town's most desirable residential area within a short walk of the railway station, excellent schools and the Blunts Wood nature reserve.

- Prime residential location
- 0.7 mile walk to the railway station
- Owned by the same family since 2009
- Significantly extended & modernised throughout
- Versatile accommodation with 2 staircases
- Wonderful front and 90' x 90' rear gardens
- Plenty of driveway parking and integral garage
- 3 reception rooms & family sized kitchen/breakfast room
- Large utility room
- Master bedroom with en-suite shower room
- 5 further bedrooms
- 3 further bath/shower rooms
- Harlands Primary School 0.8, Warden Park Secondary Academy 1.0
- The Broadway and town centre shops 0.9
- EPC rating: C - Council Tax Band: F



Lucastes Lane is located off Lucastes Avenue on the town's western side and is regarded as the most desirable residential area. A pathway leads from Lucastes Lane through to Hillside Walk which is close to the Blunts Wood and Paige's Meadow nature reserve which provides wonderful walks and a shortcut through to the neighbouring village of Cuckfield where there is a picturesque High Street with numerous boutiques and restaurants and is also the home to the Warden Park Secondary Academy School. Harlands Primary School is close by as is the town's leisure centre and 6th form college. The town's fashionable Broadway with its numerous restaurants, cafés and bars and main shopping areas of South Road and The Orchards are less than a mile away whilst Sainsbury's and Waitrose are a little closer. The railway station is a 0.7 mile walk and provides fast commuter links to London Bridge/Victoria in 45 minutes (Southern, Thameslink and Gatwick Express services), Gatwick Airport 15 mins and Brighton 20 mins. The local schools are some of the most desirable in the district whilst the local area is also well served by numerous independent schools all of which provide a school bus service with pick up points close by. By road, access to the major surrounding areas can be swiftly gained via the A272 and the Balcombe Road linking with the A/M23 about 5 miles to the west at Bolney or Warminglid or 8 miles to the north at Maidenbower (Junction 10A).

For individual directions, please contact the Sole Agents



Approximate Gross Internal Area
2268 sq. ft / 210.70 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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