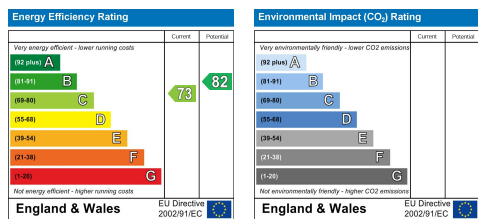


1,735 SQ FT EXCLUDING SHED  
 TOTAL FLOOR AREA: 1843 sq.ft. (171.2 sq.m.) approx.  
 Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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**42 Lucastes Lane, Haywards Heath, West Sussex, RH16 1LF**

**Guide Price £875,000 Freehold**

## 42 Lucastes Lane, Haywards Heath, West Sussex, RH16 1LF

### What we like...

- \* Delightful and convenient location in the prestigious Lucastes Area of Haywards Heath.
- \* Spacious and well-arranged layout that is perfect for family life.
- \* Glorious 90ft garden with long lawn and large paved terrace.
- \* Lots of scope for further extension, if required STPP.
- \* Excellent school catchment area and easy walk to Haywards Heath Station.

### Welcome Home...

Enjoying a peaceful position in the heart of the prestigious Lucastes area on the favoured west side Haywards Heath, this fabulous detached family home sits on a delightful 0.15 acre plot and offers a layout and internal space that is perfect for family living and is ideally located for Haywards Heath's mainline station, the highly regarded Harlands and Warden Park schools and open countryside.

The home was originally built in the 1960s and has been substantially extended in the past with further potential to enlarge, if required (STPP) by extending to the rear and/or into the loft.

Upon entry you are welcomed by a large central hallway. There are two incredibly versatile rooms either side of the hall. One is currently used as study, perfect for those who work from home. The other could be used as a sitting room or family room for the children.

It is across the rear where this home really comes into its own with a superb open plan kitchen/dining/living room that is the heart of the home. At over 32ft, this is a brilliant space for the family to gather and for entertaining friends. French doors open on the large terrace, great for 'inside-outside' living, particularly in the summer and the conservatory provides useful extra living space and central heating meaning it is a usable space all year round. The L-shape of the room means your sitting area is nicely tucked around the corner and the stone fire hearth provides a lovely focal point.

The kitchen itself is a brilliant size with lots of storage and prep space. The granite worktops add a touch of opulence and the peninsula breakfast bar is great for the kids in the morning. There is a useful utility that provides extra storage and allows you to hide away the washing machine and tumble dryer. The gas fired boiler is also in the utility.

On the first floor you have four good size bedrooms. The master bedroom is superb, running the entire depth of the house with its own large en-suite (with standalone bath tub and walk-in shower) and generous walk-in dressing room.

The second, third and fourth bedrooms are served by the family bathroom with overhead power shower. There is also a useful separate cloakroom. If further bedroom space is ever required, you have large loft that is ripe for conversion (STPP).

### Outside Oasis...

Stepping outside you have the most fabulous of family friendly gardens. It extends to around 90ft in depth and offers plenty of privacy and seclusion, with a delightful wooded backdrop. The large paved terrace is the perfect spot for a barbecue and steps leads up to the long lawn is perfect for children to play. In the summer the garden is fully bathed in sunshine from early afternoon into the evening. There is an apple tree, cherry bush and various other plants & shrubs.



One side is secure gated access and the other side is a large shed, providing excellent storage for all the garden 'odds & sods', bikes etc. There is also external lighting, power points and water tap.

To the front, the driveway provides off road parking for two cars and there is pretty front garden with herbaceous, well stocked beds.

### Location, Location, Location...

Lucastes Lane is one of the most prestigious addresses in Haywards Heath lying within the sought-after and established 'Lucastes' area of Haywards Heath, ideally located for the mainline train station with its fast and regular commuter services to London (approx. 47 minutes to London Bridge/Victoria), Brighton (approx. 20 minutes) and Gatwick International Airport.

The town centre is just a short stroll and boasts an array of shops including The Orchards Shopping Centre with a Marks & Spencers and the excellent Hart Country Stores farm shop/delicatessen. The town has two superstores in the form of Waitrose and Sainsburys and both are within walking distance. If you want to walk the dog you have the 29 hectare Blunts Wood & Paiges Meadow nature reserve a half-mile on foot via a nearby footpath that provides a cut through to Blunts Wood Road.

There are several highly regarded schools nearby and the house falls into the catchment area for the highly respected Harlands Primary School and Warden Park secondary in neighbouring Cuckfield. For Sixth Form, Haywards Heath College is a short walk off Harlands Road. In the private sector, there is an array of choice including Ardingly College, Hurstpierpoint College, Cumnor House, Great Walstead Preparatory and Handcross Park School.

Surrounding areas can be easily accessed via the A272 and A23(M), with the latter lying five miles west at Bolney/Warbling. Further afield is the cosmopolitan city of Brighton and Hove (17 miles) with the world famous 'Lanes' for shopping, Palace Pier and seafront. For walkers, South Downs National Park is also within easy reach by car.

### The Finer Details...

Tenure: Freehold

Title Number: SX118192

Local Authority: Mid Sussex District Council

Council Tax Band: F

Plot Size: 0.15 Acres

Broadband: Superfast up to 80 mbps

We believe this information to be correct but recommend intending purchasers check details personally before exchange of contracts.

