



Lucastes Avenue, Haywards Heath
Guide Price £875,000 to £925,000 Freehold



18 Lucastes Avenue, Haywards Heath, West Sussex, RH16 1JX

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- 4/5 Bedroom Detached House.
- Large mature private gardens.
- Ample parking and single garage.
- Rareley available.
- Ideally located for Main Line Station.
- 2 Bathroom.
- Oil fed boiler and heating.
- Neutrally decorated throughout.
- Owned by the same family for over 40 years.
- No onward chain.

Nestled along the beautiful tree-lined Lucastes Avenue, this flexible 4-5 bedroom detached family home presents an exc opportunity in one of Haywards Heaths' most sought-after neighborhoods.

The property seamlessly combines generous living spaces with thoughtful flexibility, making it perfect for growing families or those seeking a home with genuine potential for the future.

There is a bright and airy living room featuring a lovely fireplace that creates a natural focal point and glazed French double doors allowing the dining room to be seperated off. The heart of the home is the spacious family kitchen that opens directly into a delightful double-glazed conservatory. This light-filled space overlooks the mature rear garden, creating a useful third reception room.

What makes this home particularly interesting is flexible bedroom layout arranged across both floors. The first floor houses a generous master bedroom complete with ensuite facilities, plus an adjacent room that works beautifully as a nursery or dressing room. Downstairs, you'll find two comfortable double bedrooms, a family shower room, and separate WC - an arrangement that offers wonderful flexibility for multi-generational living or those working from home.

The secluded rear garden is thoughtfully surrounded by mature trees and evergreen borders that ensure privacy. At the front, there's practical parking for three vehicles plus a single garage, providing excellent storage and convenience.

The location speaks for itself - excellent local schools, swift rail connections to both London and Brighton, convenient Gatwick access, and the breathtaking South Downs National Park right on your doorstep.

Please note: This information is provided in accordance with our legal obligations under the Consumer Protection from Unfair Trading Regulations 2008 and the Estate Agents Act 1979, to ensure all relevant details that may influence your purchasing decision are shared.

The property would benefit from some drainage attention. A specialist drainage survey, including detailed estimated costings, is available for inspection—please contact our office if you wish to view this documentation.

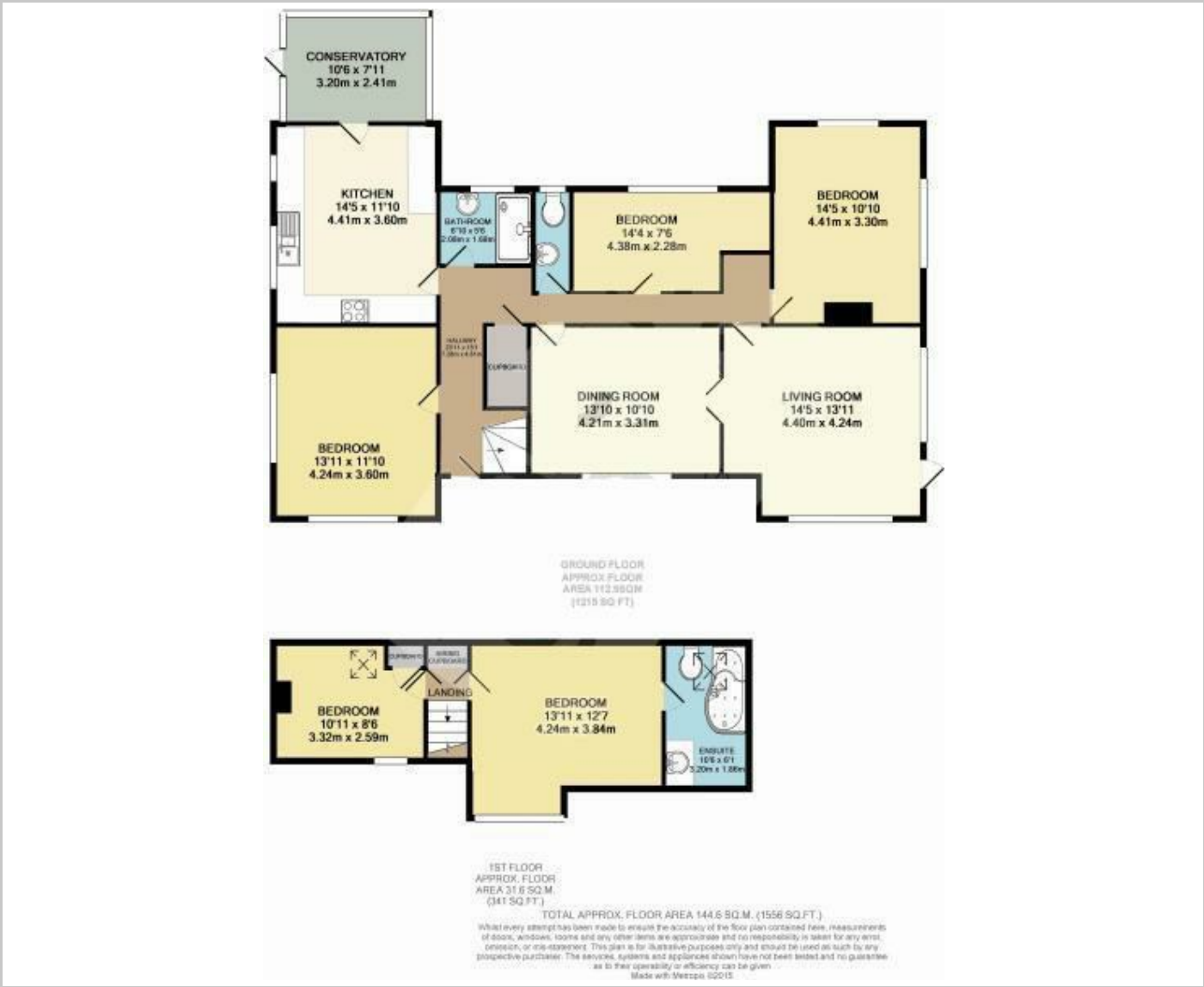
We recommend that interested parties review the survey and costings so they can take any potential works into account when considering their offer.

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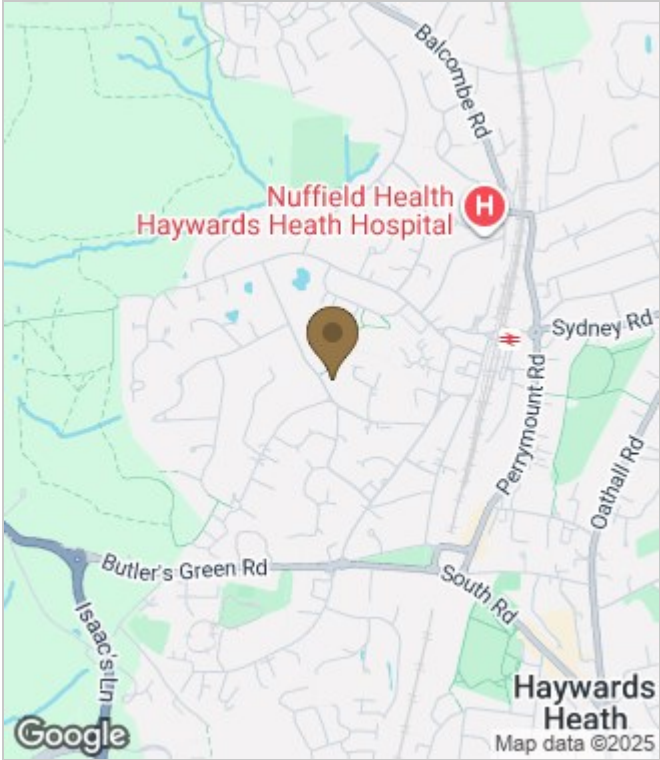
Property Highlights
Council Tax Band: 'F' £3375.09 (2024/2025)
Mid Sussex Council: 01444 477564 / revenue@midsussex.gov.uk
EPC Rating: 'E'
Heating: OIL HEATING
Windows: DOUBLE GLAZED
Located in the Lucastes Conservation Area.
** Internal pictures taken in Summer 2023 and are for guidance **



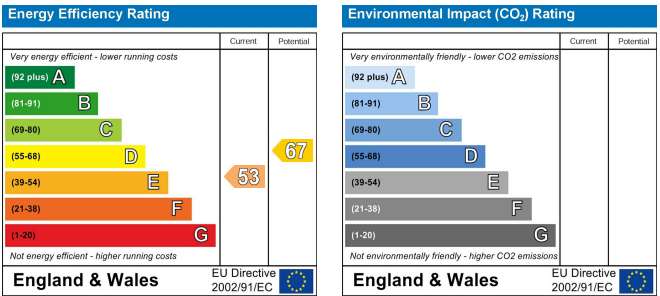
Floor Plans



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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