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austin gray



**54a Lewes Road**  
Haywards Heath, RH17 7SN  
**£1,950,000**

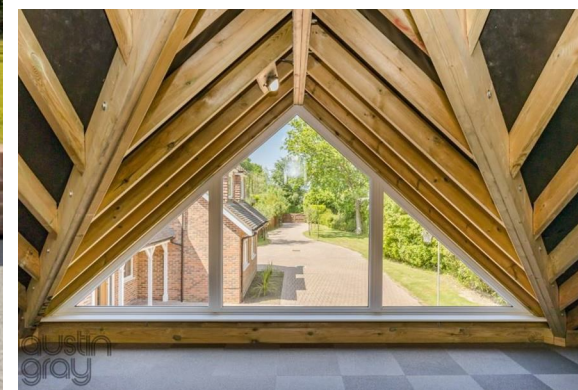


## 54a Lewes Road

High Trees was built in 2008 and has been refurbished and extended in 2022 by the current owners and now measures 5624 sq / ft / 522 sq mtrs. Refurbishments by the current owner include a new heating system, double glazing, carpets and re-decoration throughout. This substantial, family house is set in approximately 0.7 of an acre of stunning gardens behind electric wooden gates with video entry affording the utmost seclusion. The property is approached by a long-paved driveway providing parking for numerous vehicles.

Accommodation comprises of a grand entrance hallway which leads through to the kitchen/ breakfast room having French doors opening out to the patio and gardens, large utility room, drawing room, sitting room, dining room, study and cloakroom.

Leading from the galleried landing on the first floor are 5 double bedrooms including a magnificent master bedroom with en-suite bathroom and guest bedroom with en-suite bathroom, a further 3 bedrooms, one is currently used as a dressing room and family bathroom. To the side of the house is a double garage and adjacent to house is a triple garage with workshop and room above, ideal for a car collector.





Lewes Road is a conservation area and boasts many of the finest houses in the area and lies just to the east of Haywards Heath and has the feel of living in a sylvan setting but yet close to Haywards Heath which provides a comprehensive range of shops, restaurants and leisure facilities with trains from the mainline station ( 5 minute drive) into London Victoria and London Bridge in circa 42 mins and the Princess Royal Hospital is half a mile away.

The surrounding area is exceptionally beautiful with the South Downs and Ashdown Forest national parks and numerous historic and picturesque villages close by. Good local schools both state and private are well represented, of particular note are Great Walstead, Cumnor House and Ardingly College

Planning permission was granted in 2021 from Mid Sussex Council for a single storey side and rear extension for a gym and swimming pool ( Now expired. DM/21/3533 )

Under the Estate Agents Act 1979 the vendor of this property is related to a member of staff employed by Austin Gray.

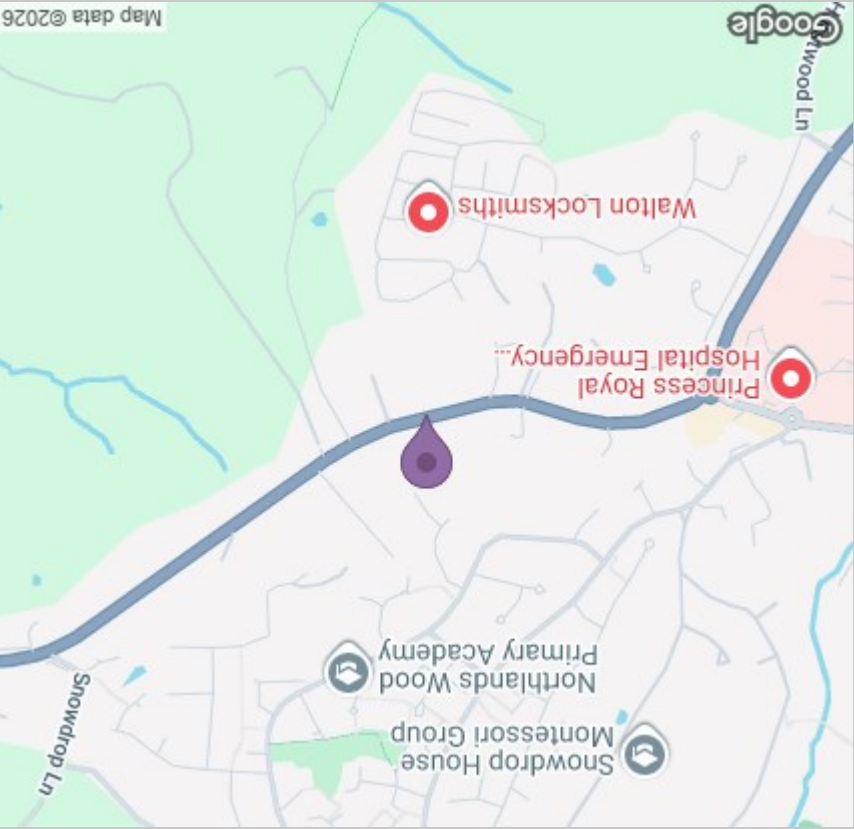


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

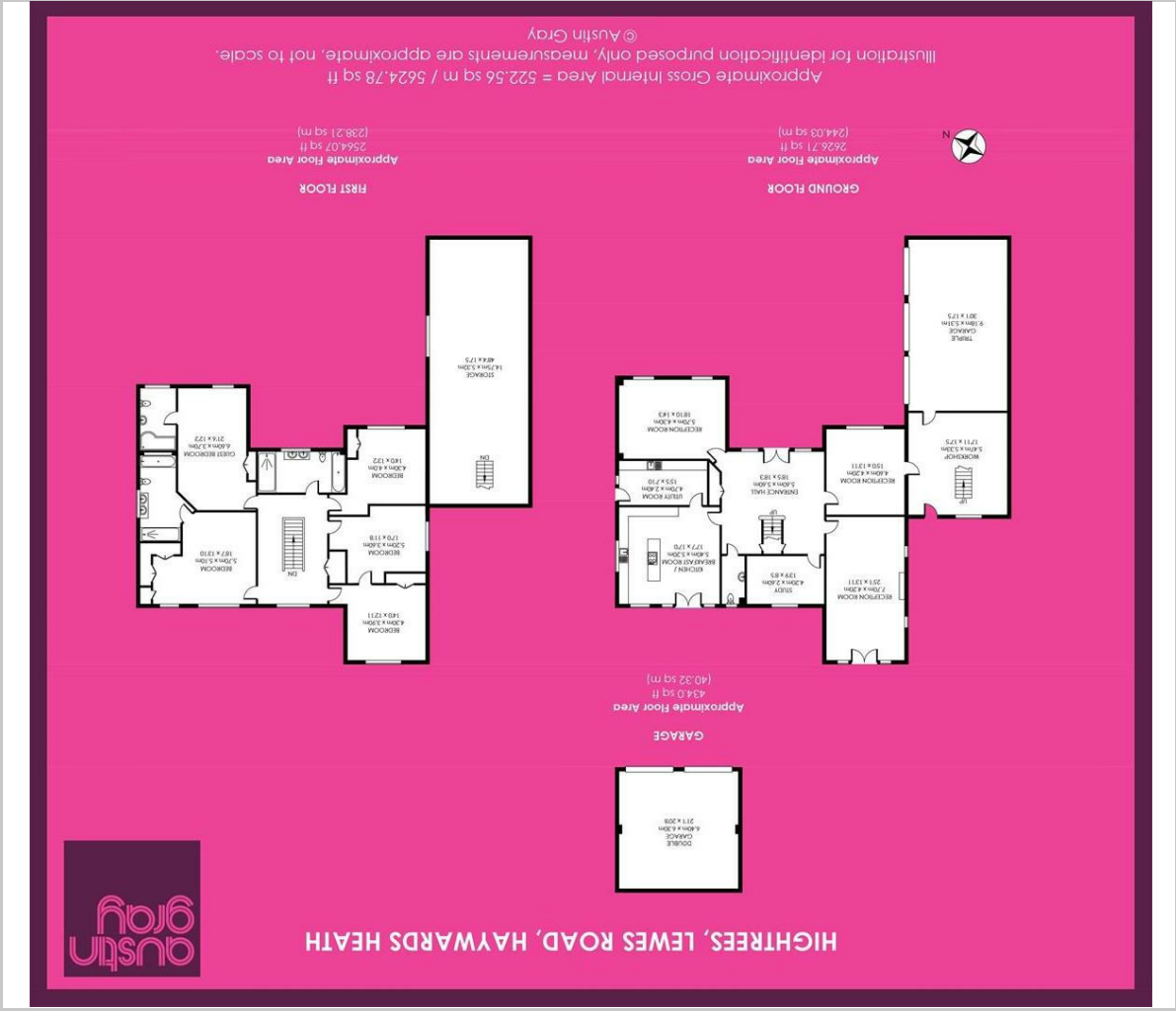
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| Energy Efficiency Rating                    |           |        |
|---------------------------------------------|-----------|--------|
| Current                                     | Potential |        |
| EU Directive 2002/91/EC                     |           |        |
| England & Wales                             |           |        |
| Not energy efficient - higher running costs |           |        |
| G                                           |           | 18-29% |
| F                                           |           | 21-30% |
| E                                           |           | 31-34% |
| D                                           |           | 35-44% |
| C                                           |           | 45-49% |
| B                                           |           | 51-57% |
| A                                           |           | 61-81% |
| Very energy efficient - lower running costs |           | 82-91% |
| 82                                          |           |        |
| 86                                          |           |        |

Energy Efficiency Graph



Area Map



Floor Plan

Please contact our Austin Gray Residential Office on 01273 232232 if you wish to arrange a viewing appointment for this property or require further information.

Viewing