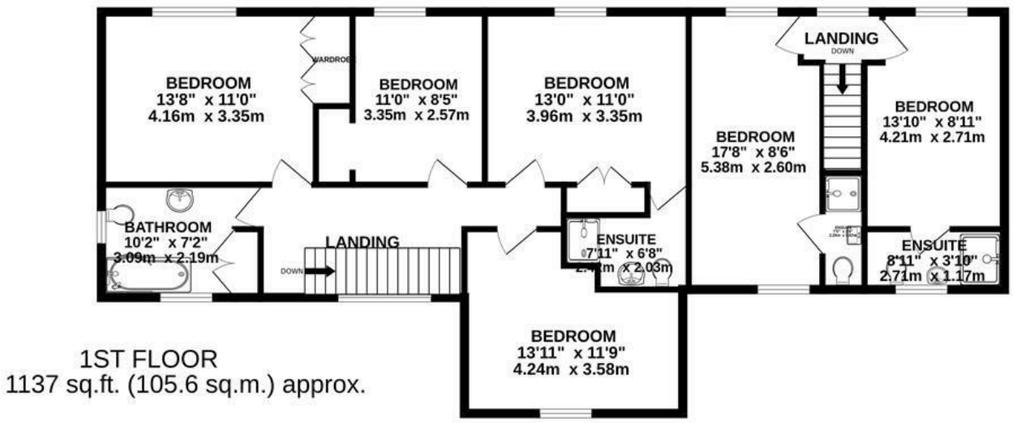
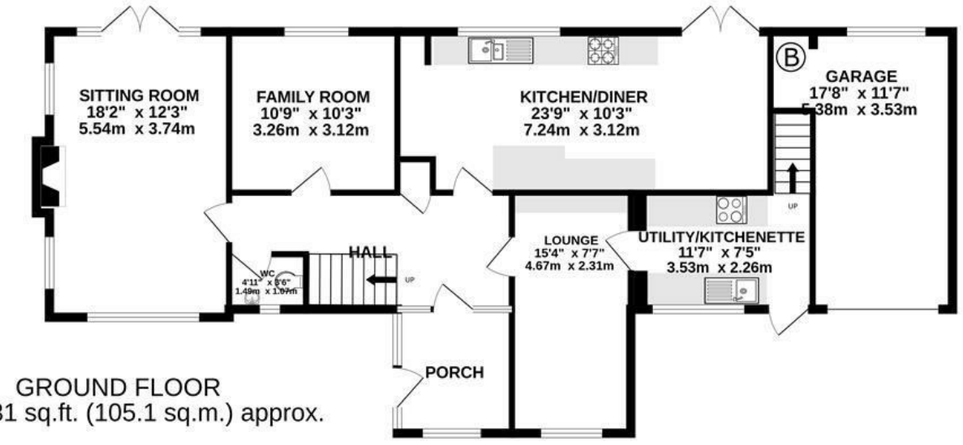


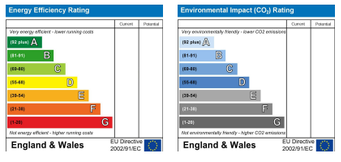
1ST FLOOR
1137 sq.ft. (105.6 sq.m.) approx.



GROUND FLOOR
1131 sq.ft. (105.1 sq.m.) approx.

TOTAL FLOOR AREA : 2268 sq.ft. (210.7 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.
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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.







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

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

What we like...

* Substantial detached family home on 1/3 acre plot

* Prestigious Lucastes area on favoured west side of Haywards Heath

* Open plan kitchen/diner with doors onto garden

* Six double bedrooms and four bath/shower rooms

The House...
This substantial detached family home sits impressively in an elevated position on the prestigious Lucastes Lane on the favoured ‘Lucastes’ area on western Haywards Heath conveniently located for highly regarded schools, the mainline station, two superstores and beautiful open countryside.

The home was originally built in 1960 and sits on a generous 1/3 acre plot, which has allowed the current owners to substantially extend the house in 2019 to create a spacious and incredibly versatile home that is ideal for a large family and even offers the possibility of multi-generational living.

Upon entry you’re welcomed by a central hallway with lovely original parquet flooring flowing through.

The kitchen is the hub of any home and at 24ft there is plenty of space for a dining area. The kitchen itself is equipped with excellent storage and plenty of prep space. There is an open pantry and a range of integrated appliances including double oven and gas hob.

French doors open out on to the paved making this a great space for inside-outside living during the summer months.

Adjacent to the kitchen is the former dining room. This versatile space is currently used as a family room/snug but could easily be a generous home office.

The sitting room is an inviting, triple aspect room with more original herringbone parquet flooring paying homage to the age of the house. The log burner provides a natural focal point and is perfect for a chilly winter’s evening. Again, French doors open on to the garden.

On the first floor you have four double bedrooms and two bath/shower rooms. The main bedroom is a generous double, overlooks the rear garden, has a fitted double wardrobe and its own modern ensuite shower room, with cleverly placed skylight allowing in natural light.

The second and fourth bedrooms also have fitted wardrobes and overlook the garden. The second bedroom overlooks the front and is a good size double room. These bedrooms are served by the large family bathroom which has a contemporary finish and large storage cupboard.

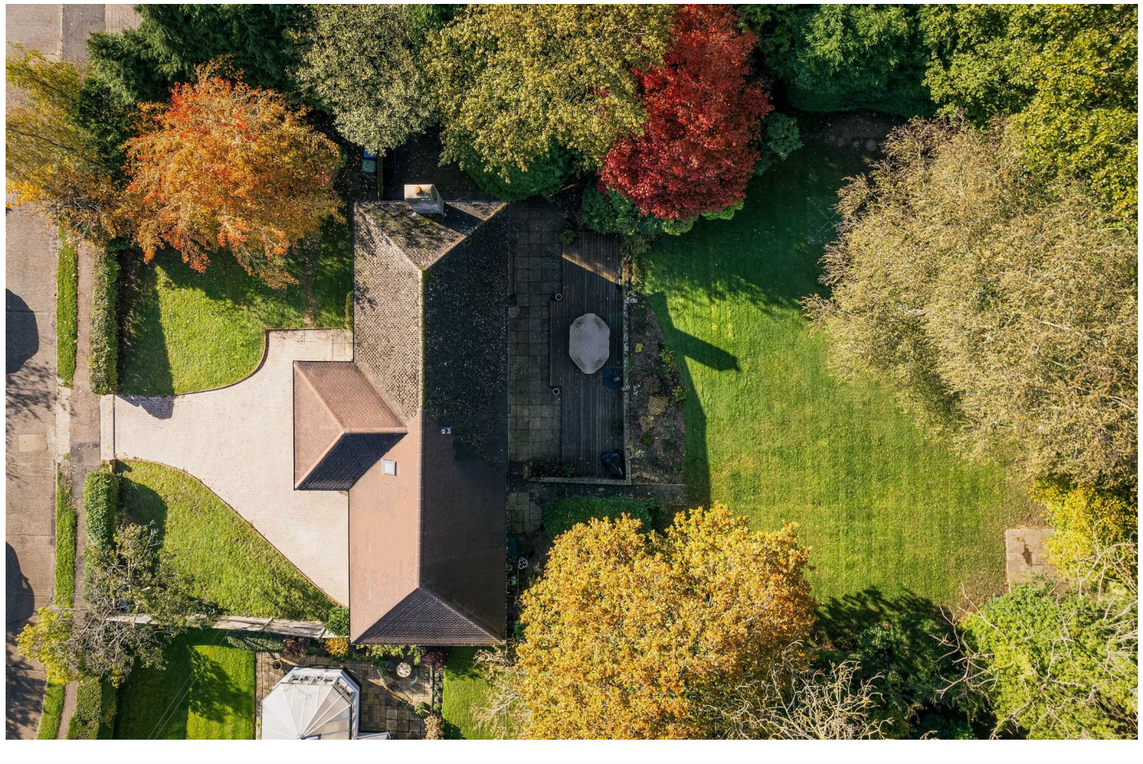
The home has gas fired central heating and is fully double glazed, whilst the neutral décor provides an incoming buyer with a blank canvas.

The integral garage is plenty large enough for a car and provides excellent storage with an electric roller door.

The Annexe
When the house was extended, it created an impressive and incredibly flexible two bedroom attached annexe that is perfect for a live-in relative, teenagers or as a potential income stream as a rental (subject to any necessary consents). The space could also easily be used as part of the main house and is connected via door off the porch.

On the ground floor, you have a living room that leads through to the modern kitchen with integrated induction hob and oven.

Stairs lead up to two ensuite double bedrooms.



The annexe also enjoys its own private front door, meaning there can be a degree of separation from the main house, if preferred.

Step Outside...
Sitting on an enviable 1/3 acre plot, the home enjoys a wide rear garden that is arranged over two levels. The large, paved terrace is the perfect spot for a barbecue and there is a large level of area of lawn that is perfect for children to play.

There is a range of established plants, trees and shrubs and a second terrace area enjoys the evening sunshine.

There is side access and to the front there is plenty of parking on the large block paved driveway that is flanked by two areas of green garden.

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 foopath 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/Warninglid. 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: SX29895
Local Authority: Mid Sussex District Council
Council Tax Band: F
Plot Size: 0.3 Acres
Conservation Area: No
Broadband: Ultrafast up to 1000 mbps download

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



