



34 Lucastes Lane
Haywards Heath, RH16 1LF



Mark Revill & Co

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Guide Price £1,250,000

This stunning beautifully presented detached residence has in recent years been skilfully remodelled and redesigned to create a truly individual family home. The bright and stylish interior is arranged over three floors featuring a splendid open plan living space incorporating sitting and dining area and a superb comprehensively fitted kitchen with shaker style units, quartz work surfaces complete with appliances, in addition there is an office, utility room and cloakroom on the ground floor and the upper floors there are 5 double bedrooms including a main suite with dressing room and luxury shower and 2 further newly fitted contemporary bathrooms. The property has the benefit of double glazing, gas central heating with underfloor heating throughout the ground floor and is fitted with CAT6 connection for the internet plus a recently installed satellite dish. There is block paved driveway to the front offering parking for 3-4 vehicles and the delightful rear garden enjoying a westerly aspect extends to about 125 feet (maximum) in length arranged with paved sun terraces, good size lawn, well stocked herbaceous borders and a timber cabin, ideally suitable as a recreation room.

Situated in this highly desirable location just a short walk to Haywards Heath mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The well regarded Harlands Primary School and the Sixth Form College are close at hand whilst Warden Park Secondary Academy is also within walking distance. The Dolphin Leisure centre, Sainsbury's and Waitrose superstores are in the immediate vicinity and the town centre is within easy reach offering a wide range of shops and includes The Broadway with its array of restaurants. The A23 lies just 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is just over 13 miles to the north and the cosmopolitan city of



Brighton and the coast is about 15 miles to the south. Blunts Wood and Pages Meadow local nature reserve is on the doorstep, whilst the South Downs National Park and Ashdown Forest are within a short drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Spacious Hall Composite front door. Double glazed window. Large built-in storage cupboard housing Vaillant gas boiler and stainless steel hot water cylinder. Quality wood effect flooring. Ceiling downlighters. Stairs with lighting to first floor.

Open Plan Sitting and Dining Room with Kitchen 32'8" x 14'10" (9.96m x 4.52m) Ceiling downlighters. Quality wood effect flooring.

Sitting Room TV aerial point. Double glazed casement doors to rear garden.

Kitchen with Dining Room Comprehensively fitted with a quality range of shaker style units with quartz work surfaces and upstands comprising inset composite sink with mixer tap, extensive adjacent work surface, cupboards, drawers and AEG integrated **dishwasher** under. Walk-in corner larder/storage cupboard with light point and range of shelving. Built-in AEG brushed steel **electric double oven**, drawer under, cupboard over. Further recessed worktop incorporating **5 ring gas hob** with wall mirror and extractor hood over. Recess for large American style fridge and freezer, cupboard over. Island unit incorporating worktop/breakfast bar, inset composite bowl and a half sink with mixer tap, cupboards, drawers, bin storage and wine fridge under. 4 double glazed windows. Double glazed door to rear garden.

Utility Room 7'3" x 7'1" (2.21m x 2.16m) Deep enamel sink, cupboard under, adjacent worktop, cupboard under. Space for upright freezer. Recessed worktop, plumbing for washing machine and space for tumble dryer beneath, high level shelf over. Ceiling downlighters.

Cloakroom Close coupled wc. Extractor fan. Trip switches.

Office 8'3" x 7'5" (2.51m x 2.26m) Double glazed window.

FIRST FLOOR

Spacious Landing Double glazed window. with plantation shutters. Column radiator. Stairs with lighting to top floor.

Main Bedroom 13'7" x 11'4" (4.14m x 3.45m) Double glazed window with fitted plantation shutters. Column radiator. Ceiling downlighters. Opening to:

Dressing Room Fitted with an extensive range of fitted open units incorporating hanging rails, shelving and drawers. Large wall mirror. Ceiling downlighters.

Shower Room Fully tiled walk-in shower with overhead and hand held fittings, recessed shelf, close coupled wc, basin with single lever mixer tap, drawers beneath, recessed cabinet over with illuminated mirror doors. Extractor fan. Heated chromium ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Tiled floor.

Bedroom 2 12'4" x 10'4" (3.76m x 3.15m) Built-in triple wardrobe with cupboards over. Double glazed window with plantation shutters. Column radiator. Ceiling downlighters.

Bedroom 3 16'1" x 8'6" (4.90m x 2.59m) Double glazed window with plantation shutters. Column radiator. Ceiling downlighters.

Luxury Family Bathroom White suite comprising slipper bath with recessed mixer tap, hand held shower fitment, large walk-in fully tiled shower with overhead and hand held fittings, recessed shelf, basin with single lever mixer tap, drawers beneath, wc with concealed cistern. Extractor fan. Heated chromium ladder towel warmer. Double glazed window. Ceiling downlighters. Half panelled walls with stone shelf over. Patterned tiled floor.

TOP FLOOR

Landing Double glazed window with plantation shutters.

Bedroom 4 15'8" x 9'4" (4.78m x 2.84m) Double aspect with double glazed window and velux skylight. Column radiator. Ceiling downlighters.

Bedroom 5 15'6" x 9'4" (4.72m x 2.84m) 2 dormer double glazed windows enjoying an outlook over the rear garden. Column radiator. Ceiling downlighters. Door to:

Storage Room 10'8" x 10'5" (3.25m x 3.18m) 2 double glazed velux windows. Sloping ceiling on either side.

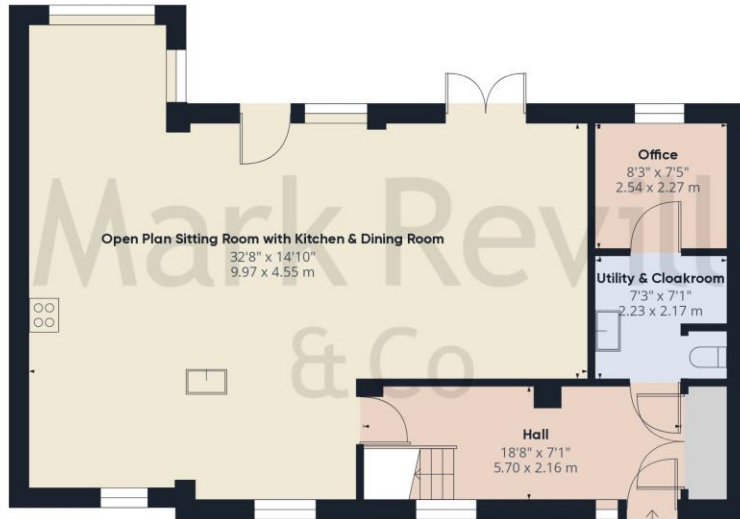
Bathroom White suite comprising bath with mixer tap, independent shower over with overhead and hand held fittings, basin with single lever mixer tap, tiled splashback, drawers beneath, wc with concealed cistern, recessed shelf over. Heated chromium ladder towel warmer/radiator. Extractor fan. Double glazed velux window. Ceiling downlighters. Patterned tiled floor.

OUTSIDE

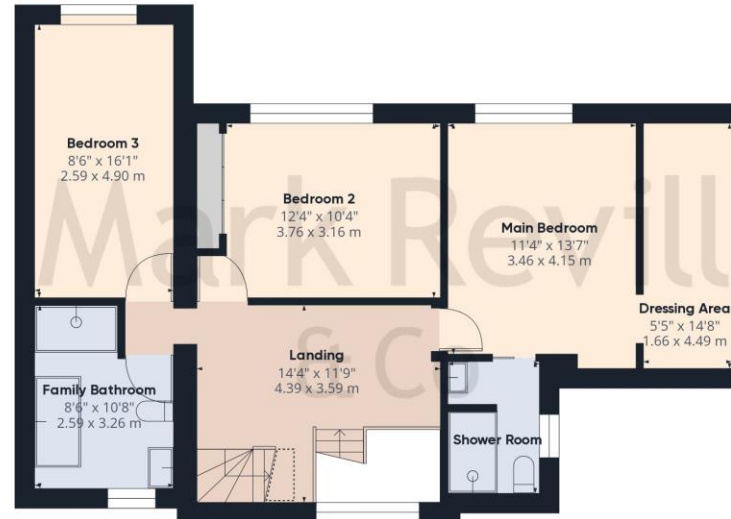
Driveway Block paved offering space for 4-5 vehicles.

Lovely Rear Garden About 125 feet (38.10m) maximum in length. Arranged with a paved sun terrace adjacent to the house with curved red brick retaining wall, central timber steps to a large lawn area with central paved path to paved patio with **large timber cabin** ideally suitable as a recreation room, herbaceous borders planted with a wide variety of flowers, established shrubs and small trees. Outside tap, lighting and power points. The garden is fully enclosed by timber fencing and established shrubs and small trees offering shelter and seclusion.

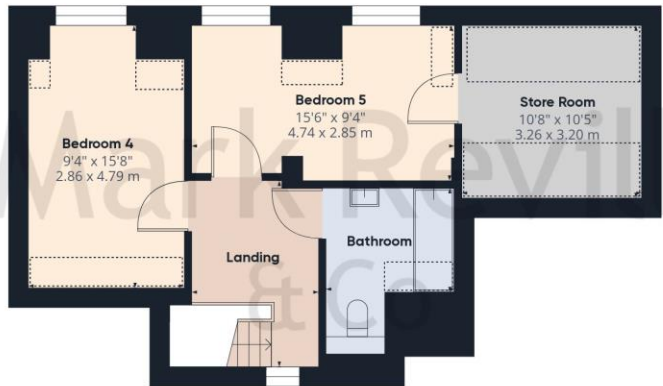




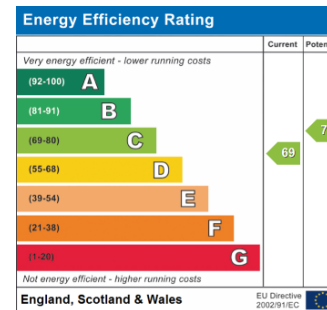
Ground Floor



Floor 1



Floor 2



Approximate total area⁰

2277.56 ft²
211.59 m²

Reduced headroom

116.19 ft²
10.79 m²

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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