



40 Lucastes Avenue
Haywards Heath, West Sussex. RH16 1JY



Mark Revill & Co

40 Lucastes Avenue Haywards Heath, West Sussex. RH16 1JY

Guide Price £1.25 million

The property is an imposing detached family residence thoughtfully extended to create extremely spacious and versatile accommodation extending to 3,498 sq. feet (325 sq. meters). This splendid home incorporates 5 bedrooms, 4 luxury bath/shower rooms (one on the ground floor), a splendid sitting room with doors opening to a garden room, spacious family room and a superb bespoke comprehensively fitted kitchen with dining room complete with appliances. The house has the benefit of gas central heating (recently installed boiler) on the Hive system and double glazing. The property stands in delightful gardens extending to just under half an acre arranged with an extensive natural stone paved sun terrace opening to a large level lawn with kitchen garden to the far end which incorporates a 37 foot long timber workshop. A pair of five bar timber gates provides access to a wide stone filled drive and parking area offering space for numerous vehicles with access to an integral garage and attached car port.

Lucastes Avenue occupies a highly desirable position within a conservation area just a short walk to Haywards Heath mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several highly regarded schools both private and public in the locality including Harlands Primary, Haywards Heath College and Warden Park Schools, whilst Ardingly College, Burgess Hill School for Girls, Cumnor House School and Great Walstead are all within easy reach. The Dolphin Leisure complex, Sainsbury's and Waitrose superstores are close at hand and the town centre is within easy reach with its wide range of shops and array of restaurants. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is about 13 miles to the north and the cosmopolitan city of Brighton and the coast is 15.4 miles to the south. There are golf



courses at Haywards Heath, Lindfield and Ditchling, water sports at Ardingly Reservoir, show jumping at Hickstead and the South Downs National Park and Ashdown Forest are both within a short drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Fully Enclosed Double Glazed Entrance Lobby 10' x 7' (3.05m x 2.13m) Double glazed entrance doors. Tiled floor. Attractive part glazed door to:

Reception Hall 15' x 9' (4.57m x 2.74m) Built-in coats/store cupboard with PIR alarm control box. Radiator. Oak flooring. Stairs to first floor.

Sitting Room 22'5" x 22' (6.83m x 6.71m) A fine room approached by glazed panelled double doors from hall. Feature red brick chimney breast with fireplace and hearth, cast iron wood burning stove. 3 wall light points. 2 double glazed windows. 3 radiators. Double glazed doors to:

Garden Room 21'10" x 8'8" (6.65m x 2.64m) Radiator. Ceiling downlighters. Oak flooring. 2 sets of double glazed casement doors to rear garden. Double doors to kitchen.

Family Room 14'6" x 12' (4.42m x 3.66m) TV aerial point. Double glazed window. Radiator.

Superb Open Plan Kitchen with Dining Room Oak flooring.
Kitchen 20'2" x 12' (6.15m x 3.66m) Comprehensively fitted with a quality range of high gloss fronted units with caesar stone work surfaces complete with appliances comprising inset stainless steel bowl and a half sink with extensive work surfaces extended to form peninsula breakfast bar with cupboards, drawers and integrated **dishwasher** beneath. Built-in brushed steel Miele stainless steel **electric oven** and **microwave oven**, drawers under and cupboard over. Fitted Smeg **induction 4 ring hob** with brushed steel extractor hood over. Matching corner unit with cupboards and wall cupboards over. Large recess for fridge/freezer, cupboard over flanked by tall units (one pull out). Further work surface, cupboards under and wall cupboards over with worktop lighting. Double glazed window. Radiator. Wide opening to:
Dining Room 13'9" x 9' (4.19m x 2.74m) Wide double glazed bow window overlooking rear garden. Range of base level cupboards and serving opening to kitchen. Radiator.

Rear Lobby 9'6" x 6'3" (2.90m x 1.91m) Timber worktop, cupboards and drawers under. Double glazed window. Ceiling downlighters. Radiator. Stone paved floor. Door to garage and utility area. Double glazed door to rear garden.

Shower/Cloakroom Suite comprising fully mosaic tiled glazed shower cubicle, surface mounted circular stone wash hand basin with mixer tap, stone top, cupboard beneath, low level wc. Extractor fan. Heated chromium towel rail with inset radiator. Fully tiled walls. Stone floor.

FIRST FLOOR

Spacious Landing With 4 double glazed velux windows. 2 hatches to loft space. 2 ranges of eaves storage cupboards. Attractive natural oak balustrade and post. Double glazed roof lantern. Radiator.

Bedroom 1 16'9" (5.11m) maximum into fitted dormer window narrowing to 14'6" x 14'2" (4.42m x 4.32m) Fitted double wardrobe. Further large fitted wardrobe with floor to ceiling sliding doors, 3 eaves storage cupboards. Double glazed window. Radiator.

Luxury En Suite Bathroom with Shower White suite comprising bath with mixer tap set in tiled plinth, large shower with glazed screens, hand held and rain water shower fitments, circular stone counter mounted basin with mixer tap, stone top, cupboards and shelving beneath, close coupled wc. Heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Double glazed window. Tiled floor.

Bedroom 2 19'7" into dormer x 9'4" (5.97m x 2.84m) Double glazed window. Radiator.

En Suite Bathroom White suite comprising P shaped bath with centrally mounted mixer tap and independent shower over, tiled surround, basin with mixer tap, adjacent top, tiled splashback, cupboards beneath, close coupled wc with concealed cistern. Heated ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Double glazed window. Karndean flooring.

Bedroom 3 20'4" x 11'4" (6.20m x 3.45m) plus recess. Fitted double wardrobe. Double glazed velux window further double glazed window. Radiator. Karndean flooring.

Bedroom 4 20'4" x 12'2" (6.20m x 3.71m) Double glazed window. Radiator.

Bedroom 5 9'6" x 9'3" (2.90m x 2.82m) plus door recess. Double glazed roof lantern. Radiator. Karndean flooring. Double glazed doors to: **Balcony** Overlooking the rear garden.

Family Shower Room White suite comprising walk-in shower with Mira fitment, contemporary basin with single lever mixer tap, cupboards and drawers under, close coupled wc. Heated ladder towel warmer/radiator. Extractor fan. Double glazed window. Tiled walls. Karndean flooring.

OUTSIDE

Integral Garage 16'4" x 14' (4.98m x 4.27m) Remote controlled electric roller door. Recently installed wall mounted Vaillant gas boiler. Light and power points. Opening to **Utility Area** with inset stainless steel sink, adjacent top, cupboards and plumbing for washing machine under. Glazed wall cupboard flanked by further cupboards. Door to rear lobby.

Car Port Adjacent to the south east side.

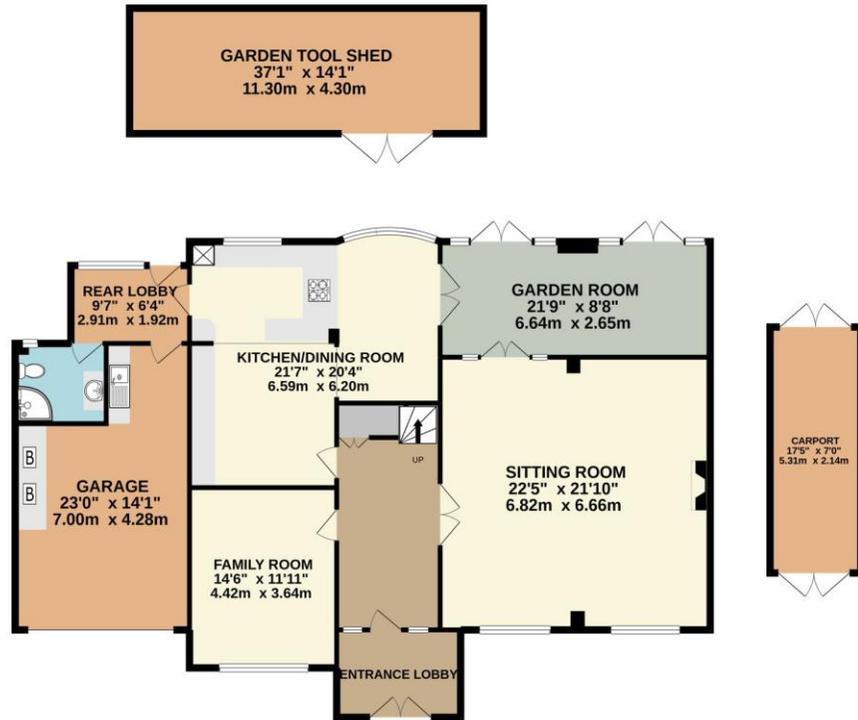
Driveway and Parking to the Front Offering space for numerous vehicles. Central semi circular lawn, established laurel hedge on all sides providing seclusion.

Most Attractive Rear Garden About 200 feet (60m) in length x 100 feet (30m) in width. Arranged mainly as level lawn with paved sun terrace adjacent to the house with brick retaining wall and central steps. Further area at the far end separated by a low stone wall arranged as lawn planted with a variety of fruit trees, vegetable garden with **timber shed** and large timber workshop (37' x 14') with light, power and water. The gardens are fully enclosed by clipped laurel and conifer hedging providing shelter and seclusion.

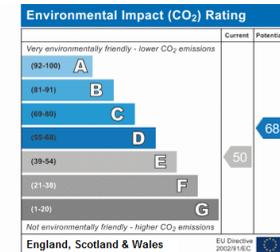
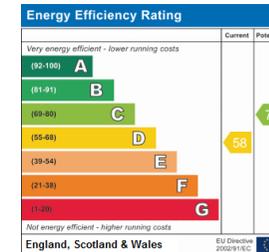
In all about 0.48 acres.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 3824 sq.ft. (355.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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