



19 Lucastes Avenue
Haywards Heath, West Sussex. RH16 1JU



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Offers in Excess of £850,000

This splendid detached family residence offers exceptionally well presented, bright and spacious accommodation and has been the subject of some considerable expenditure over recent years. Features include a fine triple aspect sitting room with open fireplace, a superb open plan kitchen/dining room comprehensively fitted with an attractive range of Shaker style units complete with range cooker, dishwasher and fridge/freezer, there is a useful utility room, study, family room and double glazed conservatory, 4 bedrooms, a refitted en suite shower room plus family bathroom,. The property has the benefit of gas central heating and double glazing, there is a tandem double length garage with an in and out access and drive and the beautiful professional landscaped rear garden extends to about 88 feet in length, enjoys a favoured south westerly aspect arranged with a wide paved sun terrace and raised level lawn, fully enclosed by mature shrubs and trees offering shelter and privacy.

Situated in this highly desirable location just a few minutes walk from Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several well regarded schools both private and public in the locality including Harlands Primary and Warden Park whilst the Dolphin Leisure complex, Sainsbury's and Waitrose superstores are close at hand. Haywards Heath town centre is within easy reach offering a wide range of shops, several banks and an array of



restaurants and the A23 lies just 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is 12.8 miles to the north and the cosmopolitan city of Brighton and the coast is a 15.4 miles to the south. There are golf courses at Haywards Heath, Lindfield and Ditchling, water sports at Ardingly Reservoir, horse racing at Plumpton, show jumping at Hickstead and the South Downs National Park and Ashdown Forest are within a short drive offering a beautiful natural venue for countryside walks.

GROUND FLOOR

Impressive Entrance Porch With twin columns. Part glazed solid oak panelled front door to:

Reception Hall Good size built-in coats/store cupboard. Understairs cupboard. 2 radiators. Ceiling downlighters. Oak flooring. Stairs to first floor.

Cloakroom Close coupled wc, basin with single lever mixer tap, mirror over. Radiator. Ceiling downlighters. Bamboo flooring.

Sitting Room 21' x 11'6" (6.40m x 3.51m) A fine triple aspect room. Natural stone open fireplace and hearth with natural timber surround. Double glazed picture window to front. 2 radiators. Ceiling downlighters. Double glazed casement doors to:

Double Glazed Conservatory 10'8" x 8'7" (3.25m x 2.62m) Vaulted ceiling with fitted blinds. Double glazed casement doors to rear garden. Timber flooring.

Family Room 10'4" x 9'8" (3.15m x 2.95m) Radiator. Ceiling downlighters. Oak flooring. Double glazed door to rear garden.

Excellent Kitchen with Dining Room 21'7" x 11'1" (6.58m x 3.38m) Comprehensively fitted with attractive range of shaker style painted timber fronted units with solid light oak work surfaces comprising peninsula unit with inset stainless steel bowl and a half sink with mixer tap, cupboard, drawers and integrated **dishwasher** beneath. Range of wall units (2 glazed). Matching worktops with cupboards and drawers under, brushed steel **range cooker** incorporating 3 electric ovens, 5 ring gas hob with extractor hood over flanked by wall cupboards. Integrated tall **fridge** and **freezer**, adjacent worktop, cupboards and drawers under, concealed worktop lighting, wall cupboard over. **Dining Area** with 2 double glazed velux windows. Radiator. Double glazed casement doors to sun terrace. Ceiling downlighters. Oak flooring.

Study 8'7" x 5'9" (2.62m x 1.75m) Radiator. Oak flooring.

Utility Room Inset stainless steel sink with mixer tap, cupboard and appliance space with plumbing for washing machine under. Wall cupboard. Radiator. Ceiling downlighters. Part tiled walls.

FIRST FLOOR

Landing Hatch with pull down timber loft ladder to **Loft Room** 19'7" x 10'6" (5.97m x 3.20m) Sloping ceilings to either side with 2 double glazed velux windows. Radiator. Ceiling downlighters.

Bedroom 1 14' x 11'7" (4.27m x 3.53m) Radiator. Ceiling downlighters.

En Suite Shower Room Fitted with white suite comprising glazed shower cubicle with rain water and hand held fittings, basin with cupboard beneath, close coupled wc. Extractor fan. Heated chromium ladder towel warmer/radiator. Ceiling downlighters. Fully tiled walls. Electrically heated tiled floor.

Bedroom 2 12'9" x 10'4" (3.89m x 3.15m) Sloping ceiling on one side. Fitted wardrobe and storage cupboards. Radiator. Ceiling downlighters. **Note:** The room could easily be enlarged by creating a dormer window (subject to obtaining the necessary consents).

Bedroom 3 10'8" x 10'4" (3.25m x 3.15m) Radiator. Ceiling downlighters.

Bedroom 4 11'6" x 6'8" (3.51m x 2.03m) Radiator. Ceiling downlighters.

Family Bathroom White suite comprising bath with single lever mixer tap, independent shower over, glazed screen, green slate top with inset basin, single lever mixer tap, cupboards beneath, wall mirror over, close coupled wc. Heated chromium ladder towel warmer/radiator. Ceiling downlighters. Fully tiled walls. Bamboo flooring.

OUTSIDE

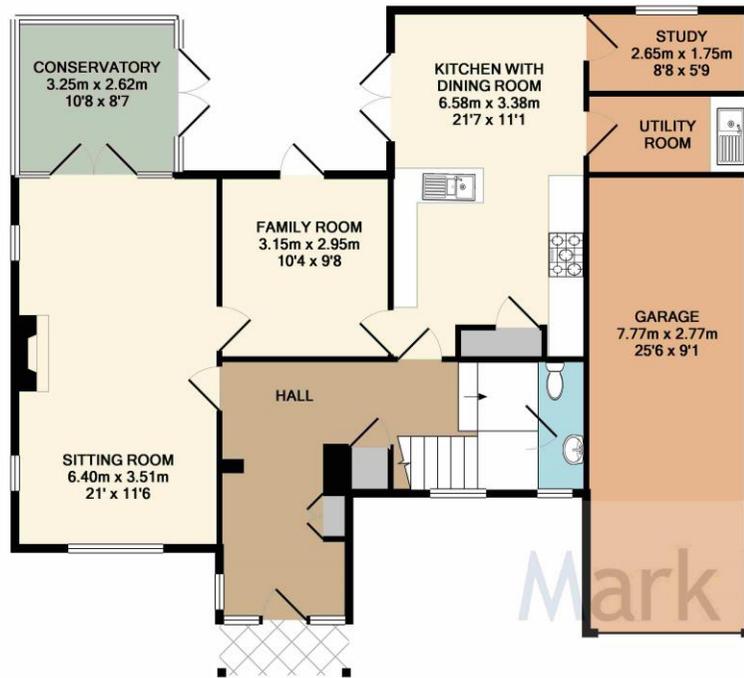
Double Length Garage 25'6" x 9'1" (7.77m x 2.77m) Electronically operated up and over door. Light and power points.

In and Out Drive Plus Access to Garage Offering parking for several vehicles.

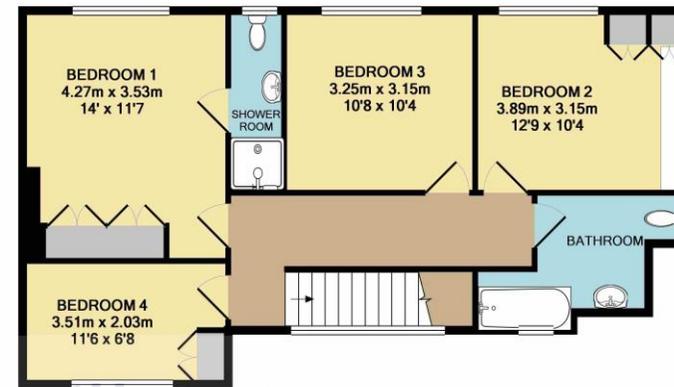
Front Garden Raised lawn with central steps and outside lights to path paved, shrub border. Screened on the party boundaries with established trees and bushes including beech, holly, laurel and evergreen.

Delightful South West Facing Rear Garden About 88 feet (26.82m) in length. Professionally landscaped and arranged with a wide paved and sheltered sun terrace extending the width of the house with attractive stone retaining wall incorporating lighting. Central steps to a raised level lawn, deep herbaceous beds containing a wide variety of established plants, shrubs and bushes including magnolia, laura, pieris, etc. Rock garden and the far end. **Timber summerhouse** and **garden shed**. Paved side access on either side with wrought iron gates. The garden is fully enclosed by mature trees and shrubs offering shelter and privacy.





GROUND FLOOR
APPROX. FLOOR
AREA 107.3 SQ.M.
(1155 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 63.6 SQ.M.
(685 SQ.FT.)



ATTIC ROOM
APPROX. FLOOR
AREA 0.0 SQ.M.
(0 SQ.FT.)
TOTAL APPROX. FLOOR AREA 170.9 SQ.M. (1840 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms 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 approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| | | 52 | 74 |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| | | 37 | 59 |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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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