



38 Lucastes Lane
Haywards Heath, West Sussex. RH16 1LF

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Guide Price £875,000

This fine detached family house offers bright, extremely spacious and thoughtfully extended accommodation incorporating 4 bedrooms including a large master suite with dressing area and bathroom plus a first floor study, a refitted family bathroom, a superb triple aspect sitting room (20'9" x 16'7"), large separate dining/family room, a splendid comprehensively fitted kitchen/breakfast room complete with oven, hob dishwasher and fridge and a refitted cloakroom. The property has the benefit of gas central heating and leaded light double glazing, there is a detached brick built garage approached by a wide block paved driveway and turning area offering parking for 4-5 vehicles and a particular feature is the delightful sheltered rear garden extending to about 95 feet in length enjoying a favoured westerly aspect arranged mainly as lawn with a wide paved sun terrace.

Situated in this highly desirable convenient location just a short walk to Haywards Heath mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The well regarded Harland's Primary School is close at hand as is Warden Park school, whilst the Dolphin leisure centre, Sainsbury's and Waitrose superstores are also in the 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 over 5 miles to the west providing a direct route the motorway network, Gatwick airport is about 13 miles to the north and the cosmopolitan city of Brighton and the coast is about 15 miles to the south. Blunts Wood and Paiges Meadow Local Nature Reserve is on the



doorstep, whilst both the South Downs National Park and Ashdown Forest are within a short drive, offering beautiful natural venues for countryside walking.

GROUND FLOOR

Entrance Hall Panelled front door. Built in coats/storage cupboard. Radiator. Double glazed port hole window. Stairs to first floor.

Cloakroom Refitted with white suite comprising wc with concealed cistern, basin with single lever mixer tap, cupboard under. Double glazed window. Fully tiled walls. Quality wood effect vinyl flooring.

Sitting Room 20'10" x 16'7" (6.35m x 5.05m) A fine triple aspect room enjoying an outlook over the rear garden. Most attractive red brick fireplace and hearth with live flame coal effect burner style fire, solid timber mantle. TV aerial point. 2 double glazed windows. 2 radiators. Double glazed door flanked by tall double glazed windows to rear garden. Glazed panelled doors to:

Dining/Family Room 20'6" x 12'5" (6.25m x 3.78m) Double aspect. 3 double glazed windows. 2 radiators. Double glazed casement door flanked by tall double glazed windows to rear garden.

Excellent Kitchen/Breakfast Room 20'8" x 13'0" (6.30m x 3.96m) Comprehensively fitted with a most attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap and waste disposal, adjacent work surfaces, cupboards, integrated **dishwasher** and plumbing for washing machine under. Fitted brushed steel **4 ring gas hob** with matching extractor hood over. Long work top, cupboards, drawers and wine rack beneath, wall cupboards over, one housing Worcester gas boiler. Matching L shaped work top, cupboards, appliance space and integrated **fridge** beneath. Space for upright fridge/freezer. Further range of wall cupboards including two glazed cabinets. Built in brushed steel **electric double oven**, cupboard under and over, adjacent recessed base and eye level units. Large corner storage cupboard. 4 double glazed windows. Ceiling downlighters. Part tiled walls. Wood effect Karndean flooring. Double glazed door to outside.

FIRST FLOOR

Landing Built in slatted shelved airing cupboard housing pre-insulated hot water cylinder. Double glazed window. Radiator.

Master Bedroom Suite with Dressing Area 18'8" x 12'6" (5.69m x 3.81m) narrowing to 9'1" (2.77m) Excellent range of fitted furniture comprising 2 double wardrobes and single

shelved wardrobe, adjacent chest of drawers, further chest of drawers, additional built in double wardrobe. 3 double glazed windows. Radiator.

Bathroom White suite comprising bath, glazed shower cubicle, basin with single lever mixer tap, cupboard beneath, wc with concealed cistern. Heated chromium ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Fully tiled walls. Electrically heated tiled floor.

Bedroom 2 12' x 11'10" (3.66m x 3.61m) Double aspect. 2 built in wardrobes. 2 double glazed windows. Radiator.

Bedroom 3 11'4" x 10' (3.45m x 3.05m) Built in double wardrobe, cupboard over. Double glazed window. Radiator. Door to:

Study 9'10" x 9' (3.00m x 2.74m) Double glazed window. Radiator.

Note: The opening between bedroom 3 and study can be enlarged to create a more spacious room if desired.

Bedroom 4 9' x 8'8" (2.74m x 2.64m) Hatch to loft space. 2 double glazed windows. Radiator.

Family Bathroom Refitted white suite comprising bath with mixer tap with shower attachment, glazed shower screen, basin with mixer tap, cupboard beneath, wc with concealed cistern. Heated chromium ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Fully tiled walls. Tiled floor.

OUTSIDE

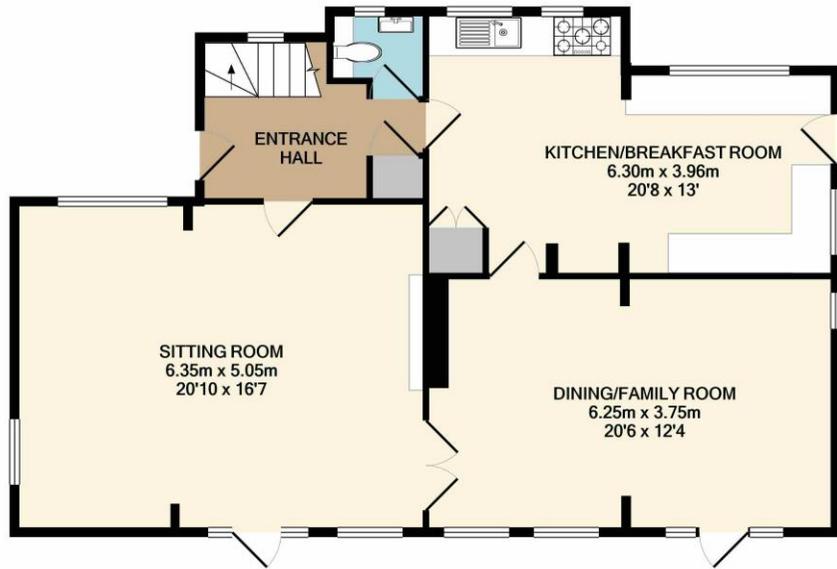
Detached Brick Built Garage 10'10" x 9'1" (3.30m x 2.77m) Up and over door. Light and power points. Eaves storage. Side door.

Wide Block Paved Drive and Turning Area Offering parking for 4-5 vehicles. Approached by double wrought iron gates.

Front Garden Lawn to one corner with cherry tree, pampas grass and flower bed, three semi-circular rose beds. Water tap. The front is enclosed by clipped hedges to all boundaries.

Lovely West Facing Rear Garden About 95 feet (29m) in length. Arranged mainly as lawn, curved block paved path with well stocked herbaceous borders and beds containing an abundance of flowering plants and shrubs, wide paved sun terrace extending the width of the property, central bed and rose arch, picket fence enclosed fish pond with **timber shed** at the far end. Side access with gate. The garden is fully enclosed by mature hedges with trees at the far end providing shelter and seclusion.





GROUND FLOOR

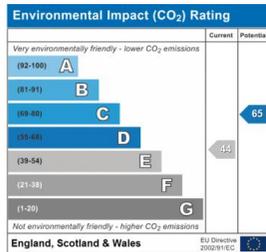
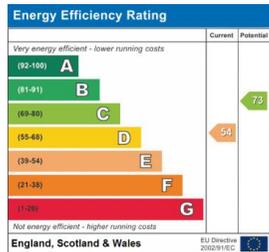


1ST FLOOR



TOTAL APPROX. FLOOR AREA 189.5 SQ.M. (2040 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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