



41 Lucastes Avenue, Haywards Heath, West Sussex RH16 1JU

Guide Price £1,400,000

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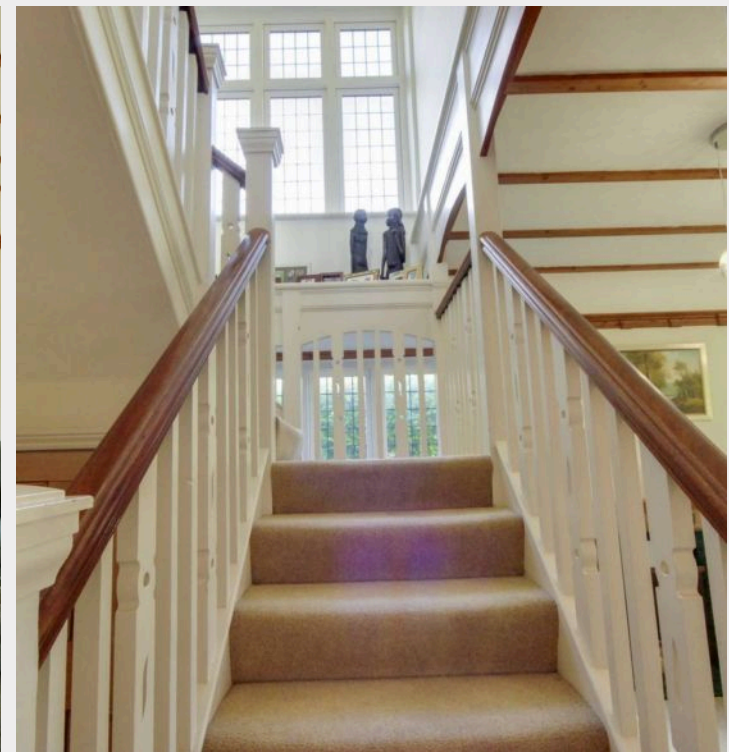
An impressive 5 bedroom Edwardian family home occupying a corner plot within a 0.5 mile walk of the railway station and forms part of the Lucastes Conservation Area on the western side of Haywards Heath.

The house is believed to have been built around 1907 and the previous owners extended the house to create the double garage and utility room in around 2007.

The current owners have been in residence since 2017 and have cared well for the property, which is presented for sale in very clean and neutral order throughout whilst still retaining a wealth of character features. They have replaced the majority of the windows and have had plans drawn up to replace the conservatory with a traditional style extension with a view to making that into the new kitchen. There are several possibilities for reconfiguring the accommodation if required and even potential to extend above the garage and utility room if required STPP.

On the ground floor, the accommodation comprises 3 grand reception rooms all with a character of their own and fireplaces, a conservatory, a family sized kitchen/breakfast room with an internal door and stairs down to a substantial utility/boot room, a cloakroom and further internal door into the large double garage.

On the first floor, there are 3 substantial bedrooms, one having a re-fitted en-suite shower room, and a separate re-fitted family bathroom whilst on the top floor there are 2 further double sized bedrooms and a 3rd bathroom.





The entire plot extends to 0.4 acres and surrounds the property on all sides and faces south to the rear with various areas of lawn, stocked beds and borders and all enclosed by high mature hedging.

- Family home on substantial sunny and secluded corner plot of 0.4 acres
- Within the desirable Lucastes Conservation area on the town's western side
- 0.5 mile walk to the railway station
- Easy reach of excellent local and private schools
- Great potential for extending/alteration STPP
- 3 grand reception rooms of character with fireplaces - conservatory
- Family sized kitchen/breakfast room, utility/boot room, cloakroom
- 5 very big bedrooms and 3 bath/shower rooms
- Plenty of private driveway parking
- Double garage
- EPC rating: E - Council Tax Band: G
- Internal viewing highly recommended



The property is located on the corner of Lucastes Avenue and Lucastes Lane and forms part of the Conservation Area on the western side of Haywards Heath. Local facilities within walking distance include Harlands Primary School, the 6th form college, Dolphin Leisure Centre, both Sainsbury's and Waitrose stores and children from this side of town walk through Blunts Wood to Warden Park Secondary Academy in neighbouring Cuckfield village which is just over 1 mile distant. The local area is well served by numerous independent schools including Great Walstead, Ardingly College, Worth, Handcross Park, Hurst, Cumnor House and Burgess Hill Girls. These and some of the County's other excellent schools including Brighton College, Roedean, Lancing College and Bedes all run a school bus service with pick up points close by.

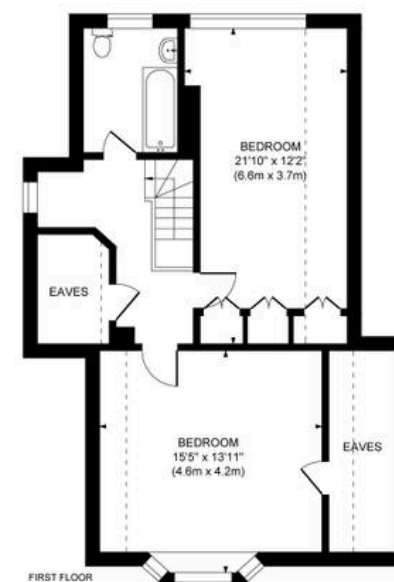
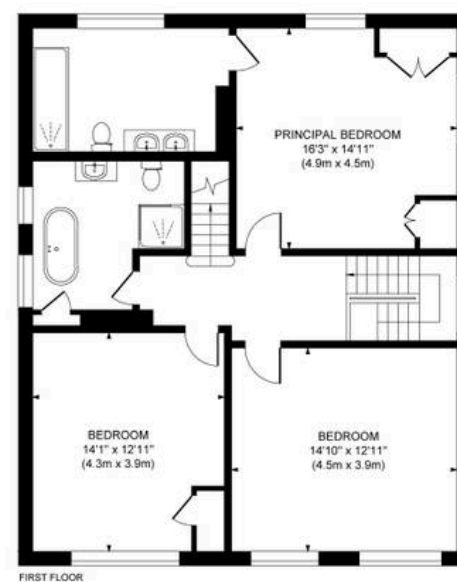
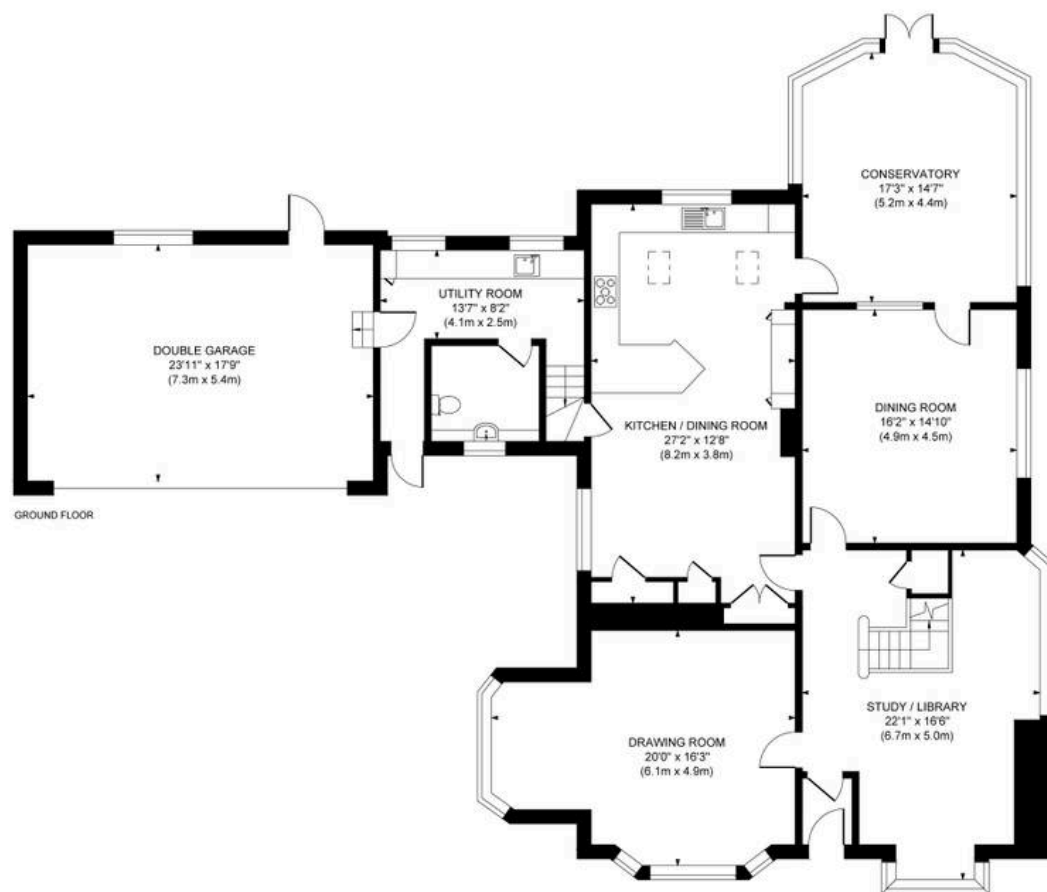
Blunts Wood & Paiges Meadow nature reserve is close by providing some wonderful country walks and the shortcut through to Cuckfield village. The town centre is 0.65 of a mile distant where there is an extensive range of shops, restaurants, cafés and bars. The local district has several wonderful beauty spots and access to the major surrounding areas including Brighton, Gatwick airport, London and the M25 can be swiftly gained via the Balcombe Road, A272 and A/M23 which lies about 5 miles to the west at Bolney or Warninglid.

Distances (approx miles on foot/car/rail)

Railway Station 0.5 (London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton 20 mins), Harlands Primary School 0.6, Warden Park Academy 1.2, The Broadway 0.65, A23 at Bolney or Warninglid 5/6, Gatwick Airport 14, Brighton seafront 16



Approximate Gross Internal Area
3855 sq. ft / 358.10 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



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