

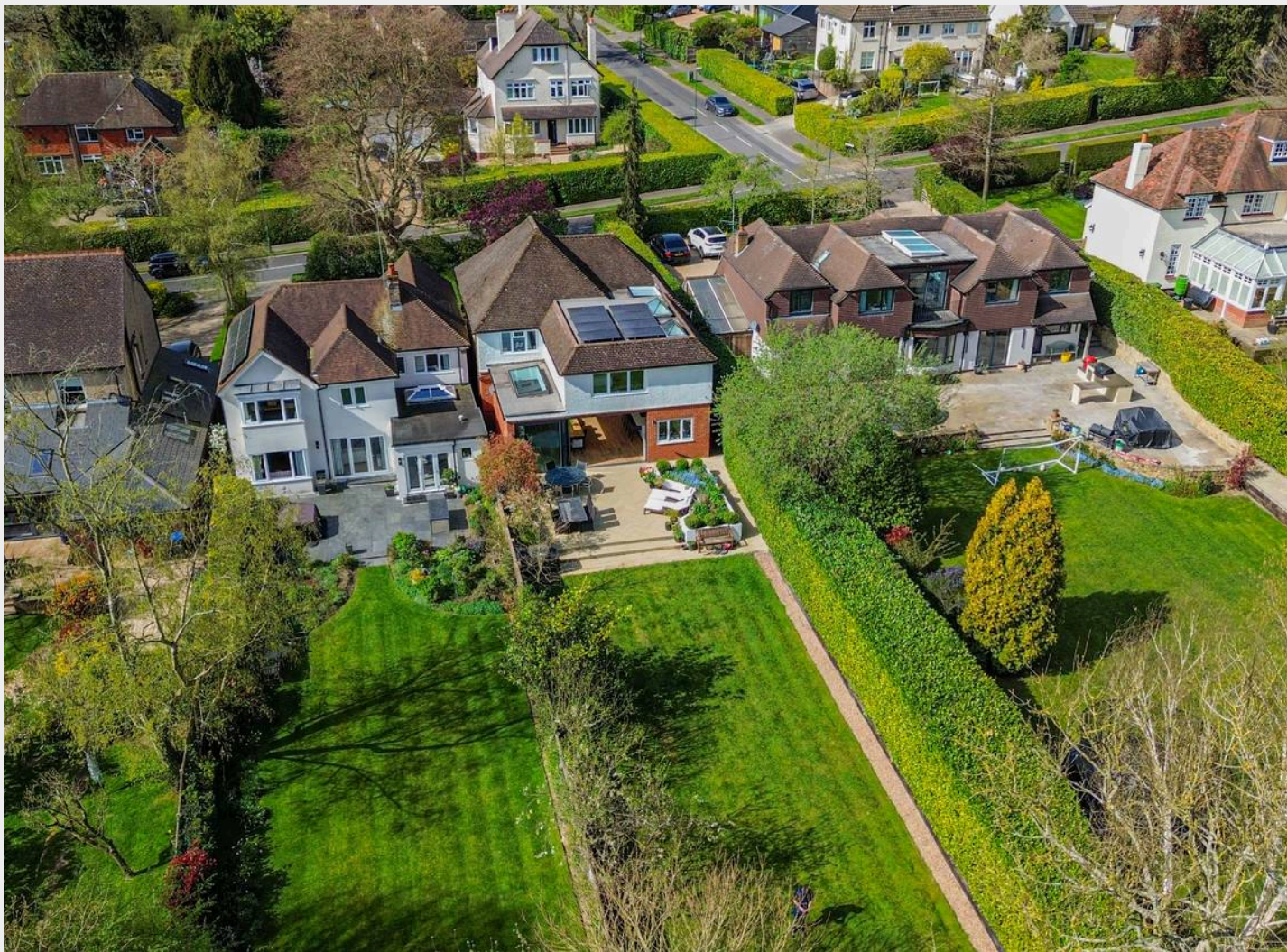


**38 Lucastes Avenue, Haywards Heath, West Sussex RH16 1JX**

Guide Price **£1,400,000 – £1,500,000**



**MANSELL  
McTAGGART**  
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A beautiful 5 bedroom detached 1920s house (2700 sq ft) occupying a 0.25 acre plot within the highly desirable Lucastes Conservation area just a 10 minute walk of the railway station and town centre.

The owners bought the property about 20 years ago and have significantly enlarged the house to create a wonderful and spacious family home which retains numerous character features yet has several modern twists and sympathetic modernisation. The footprint of the house is far deeper than it is wide making it very deceptive in size from initial appearance and has spacious rooms on both levels.

Lucastes Avenue has long been regarded one of the best addresses in the town due to its close proximity to the railway station, excellent local schools, the leisure centre, the town centre and the Blunts Wood & Paige's Meadow Nature reserve.

The grounds are another particular feature with plenty of private driveway parking and an integral garage with access leading to a fabulous and level rear garden with a full width terrace, large expanse of lawn and a timber chalet at the bottom end, which is used as a gymnasium and could make way for a home office/fitness studio.

Services. Mains gas, electricity, drainage and water. Solar - 8 x 375 Watt panels on roof plus 2 x Giv Energy batteries providing 16.4 kW hours of power all year round.

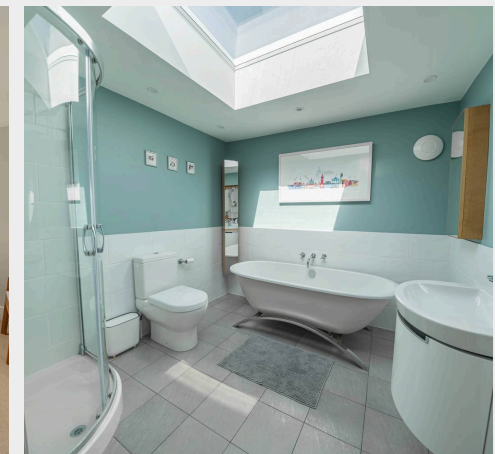


The property is situated in Lucastes Avenue which forms part of the Conservation Area on the western side of Haywards Heath. Local facilities within walking distance include Harlands Primary School, the 6th form college, Dolphin Leisure Centre, both Sainsbury's and Waitrose stores and children from this 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

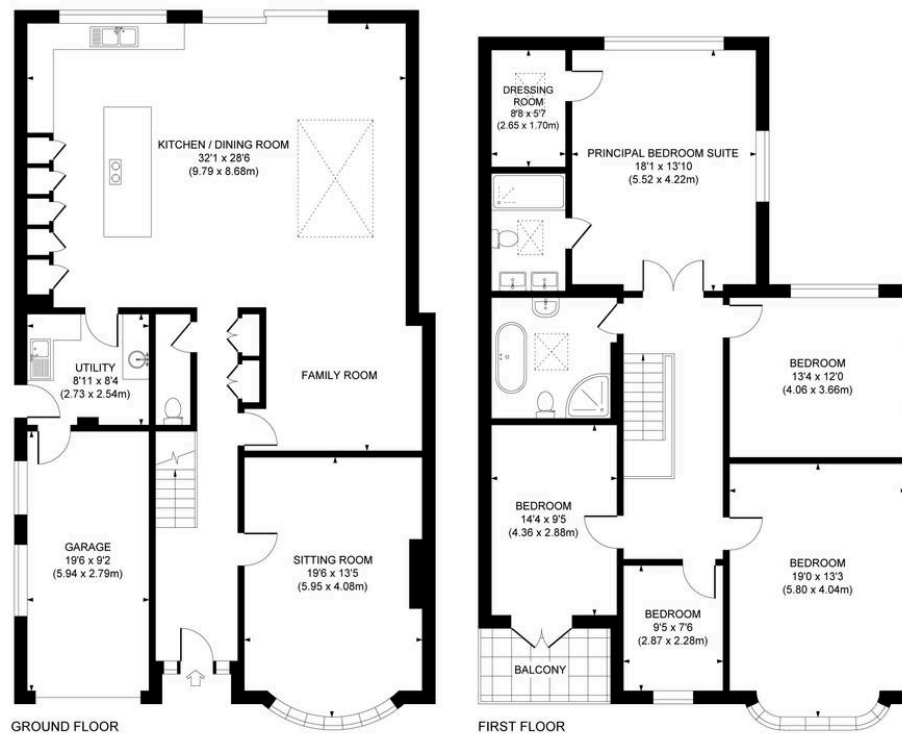


**Approximate Gross Internal Area**

Main House 2,522 sq. ft / 234.31 sq. m

Garage 178 sq. ft / 16.57 sq. m

Total 2,700 sq. ft / 250.88 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.

**Mansell McTaggart Haywards Heath**  
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