



31 Lucastes Road
Haywards Heath. RH16 1JN



Mark Revill & Co

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£1,150,000

This impressive double fronted detached family residence occupies a highly desirable location within walking distance of Haywards Heath mainline station and several well regarded schools. This fine home has been completely redecorated throughout, has the benefit of gas central heating and double glazing and incorporates 4 bedrooms, a luxury refitted shower room, bathroom, new cloakroom, a splendid double aspect sitting room with feature marble fireplace, family room, office, a superb double glazed conservatory with twin vaulted ceiling and a splendid comprehensively fitted kitchen/breakfast room with high gloss units and quartz work surfaces complete with appliances. There is a double garage plus a further single garage approached by a wide drive and forecourt offering parking for numerous vehicles and the mature rear garden extends to about 46 feet in length.

Situated in this highly sought after established location just a short walk to the mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The well regarded Harlands Primary School and the Sixth Form College are close at hand as is the Dolphin Leisure complex, Waitrose and Sainsbury's superstores. Haywards Heath town centre is within easy reach offering a wide range of shops, several banks and array of restaurants whilst 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, 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, horse racing at Plumpton, show jumping at Hickstead whilst the South Downs National Park and Ashdown Forest are within an easy drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Impressive Porch With twin pillars. Composite front door to:

Hall Good size understairs coats/store cupboard. Further understairs storage cupboard, additional tall storage cupboard. Double glazed window. Radiator. Ceiling downlighters. Wood effect laminate flooring. Staircase to first floor.

Cloakroom Newly installed white suite comprising wc with concealed cistern, polished stone top with cupboard under, corner basin with single lever mixer tap. Heated chromium ladder towel warmer/radiator. Wood effect laminate flooring. Double glazed window. Ceiling downlighters.

Sitting Room 16'4" x 10'11" (4.99m x 3.34m) A fine double aspect room. Feature fireplace with marble surround, polished cast iron grate and slate hearth. Arched display recess. Double glazed window. Radiator. Glazed double doors to conservatory. Wood effect laminate flooring. Double doors to:

Family Room 12'9" x 12'3" (3.89m x 3.74m) Double glazed window. TV aerial point. Electric radiator. Radiator. Double glazed door to conservatory.

Office 12'3" x 6'11" (3.73m x 2.11m) Long fitted L shaped desk top, extensive range of fitted shelving. Double glazed window. Radiator.

Superb Double Glazed Conservatory 21'5" x 11'2" (6.54m x 3.42m) With twin bay windows and double vaulted polycarbonate ceiling. 2 electric radiators. Electrically heated tiled floor. 2 wall light points. Double glazed doors to rear garden.

Superb Kitchen/Breakfast Room 20'8" x 9'6" (6.32m x 2.91m) Newly fitted with a comprehensive range of quality high gloss fronted units with quartz work surfaces and upstands complete with appliances comprising inset composite bowl and a half sink with mixer tap, extensive work surfaces incorporating peninsula unit, cupboards, drawers, wine rack and integrated **Bosch dishwasher** beneath. Fitted brushed steel **Bosch 5 ring gas hob** with extractor hood over. Range of wall units, further wall cupboards. Recessed worktop with cupboard and **Bosch washing machine** beneath. Further worktop, cupboards, deep pan drawers under. Built-in **Bosch electric double oven**, cupboard under and over. Integrated tall **fridge** and **freezer**. Additional wall cupboards. Double glazed window. Contemporary upright radiator. Ceiling downlighters. Part tiled walls. Wood effect laminate flooring. Double doors to conservatory. Composite door to outside.

FIRST FLOOR

Spacious Landing Built-in slatted shelved airing cupboard housing pre-insulated hot water cylinder, further cupboard over. Hatch to loft space. 2 double glazed windows. 2 radiators. Ceiling downlighters.

Bedroom 1 12'3" x 11'6" (3.76m x 3.51m) Range of bespoke fitted double wardrobes with cupboards over. TV aerial point. Double glazed window. Radiator.

Bedroom 2 10'11" x 10'9" (3.35m x 3.29m) Built-in double wardrobe. Double glazed window. Radiator.

Bedroom 3 9'8" x 9'8" (2.95m x 2.95m) Double aspect. Built-in wardrobe with cupboard over. Double glazed window. Radiator.

Bedroom 4 9'8" x 7'6" (2.95m x 2.29m) Built-in wardrobe, cupboard over. Double glazed window. Radiator.

Bathroom White suite comprising double ended bath with central mixer tap, close coupled wc and wall mounted basin with single lever mixer tap. Shaver point. Heated chromium ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Fully tiled walls. Tiled floor.

Shower Room Newly fitted white suite comprising glazed shower with Aqualisa fitment, wall mounted basin with single lever mixer tap, wc with concealed cistern. Recessed polished stone shelf. Heated chromium ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Fully tiled walls. Tiled floor.

OUTSIDE

Detached Brick Built Double Garage 18'6" x 16'3" (5.64m x 4.95m) With hipped tiled roof. 2 electrically operated up and over doors. Light and power points.

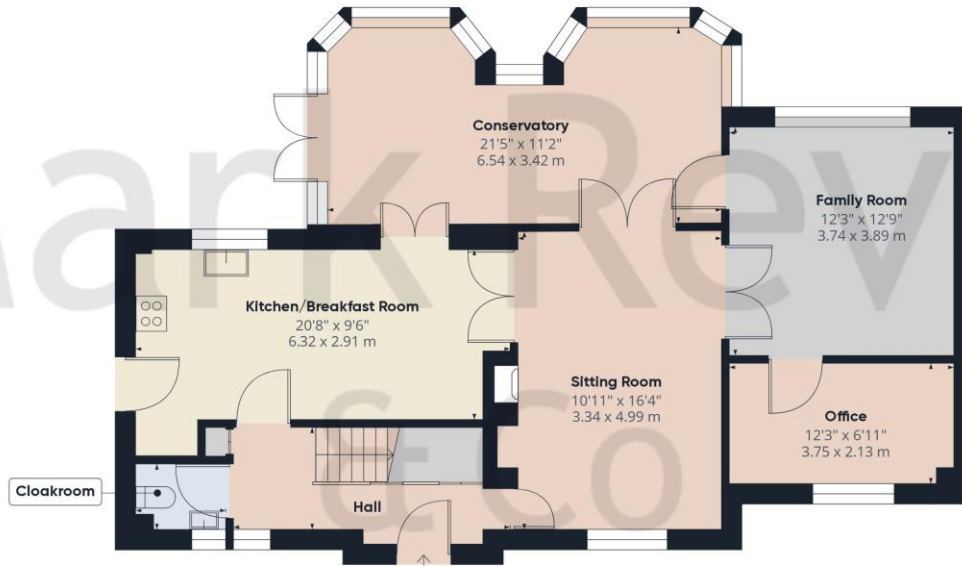
Single Garage 17'2" x 9'10" (5.23m x 3.00m) With up and over door. Light and power.

Wide Block Paved Drive and Forecourt Offering parking for numerous vehicles.

Front Garden Lawn planted with an abundance of shrubs and bushes. The front is screened by a tall mature clipped beech and evergreen hedges.

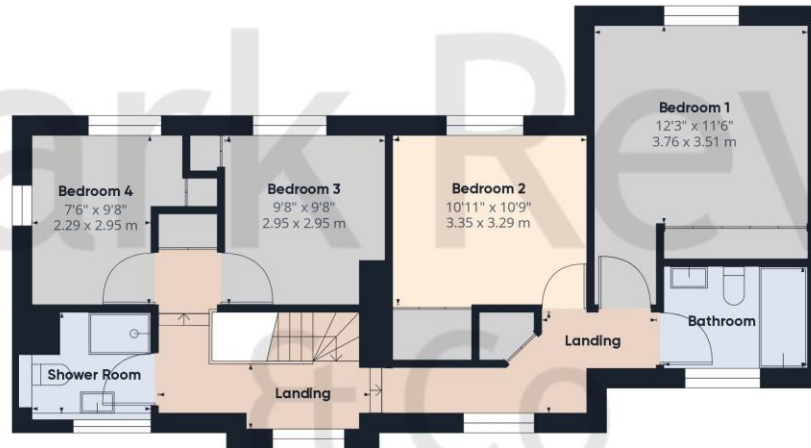
Mature Facing Rear Garden About 46 feet (14.02m) in length. Arranged with a wide paved sun terrace, brick retaining wall, level lawn enclosed by an abundance of mature shrubs, trees and bushes offering shelter and seclusion. Water tap. Side access with gate.



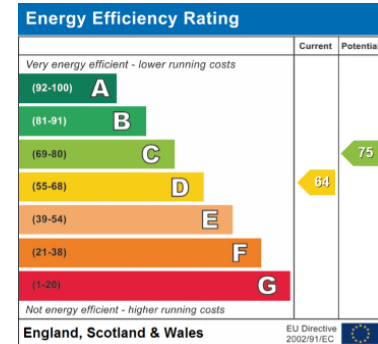


Ground Floor

Approximate total area¹⁾
1722.23 ft²
160 m²



Floor 1



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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