



Detached family home with 200ft rear garden

34 Lucastes Road, Haywards Heath, West Sussex, RH16 1JW

Freehold



Entrance hall • Sitting room • Dining room • Study
 • Kitchen/breakfast room • Cloakroom • 4 bedrooms
 • Bathroom • Detached garage with adjoining workshop/
 store • Front garden • 200ft rear garden • About 0.4 of an
 acre • EPC rating D

About the property

Situated in a leafy no-through road in this sought-after area of Haywards Heath, 34 Lucastes Road is a detached home believed to date from the turn of the last century. The house's charming cottage-style façade belies nearly 1,800 square feet of accommodation over two floors. On the ground floor there are two reception rooms lying off a welcoming tiled entrance hall, including a triple-aspect sitting room with fireplace and sliding doors opening to the terrace. The kitchen is fitted with a range of limed wood units and display cupboards with tiled worktops and space for a small breakfast table; a cloakroom and a study with good fitted storage complete the ground floor.

The first floor accommodation comprises our well proportioned bedrooms, all with wash basins and fitted or built-in storage cupboards, served by a family bathroom.

The house has a generous front garden and is well set back from the road, with a long driveway leading to a detached garage lying to the side of the house. The mature rear garden is of particular note, extending to over 200 feet and being well enclosed by hedging, trees and shrubs. A raised terrace adjoins the rear of the house, offering an ideal outdoor seating area for dining al fresco and with a lovely outlook. Steps descend

to the garden, which slopes gently down away from the house and is arranged in two main sections: beyond the terrace is a formal lawn edged by rose and flower beds; a brick pathway leads down to the lower part of the garden where there is a large expanse of lawn with a raised pond, greenhouse, and dilapidated timber shed. In all, about 0.43 of an acre.

Situation

Lucastes Road is a no-through road in a leafy, sought-after residential area of Haywards Heath, which provides for day to day needs. The railway station is within half a mile, with services to London Bridge/ Victoria (journey time from 45 minutes) and Brighton. Gatwick airport 13.5 miles.

Services

Gas fired central heating. All mains services.

Outgoings

Mid Sussex District Council, 01444 458166. Tax band F.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.





34 Lucastes Road, Haywards Heath, West Sussex, RH16 1JW

Approximate Area 164.4 sq m / 1770 sq ft

Outbuilding 30.2 sq m / 325 sq ft

Total 194.6 sq m / 2095 sq ft



savills

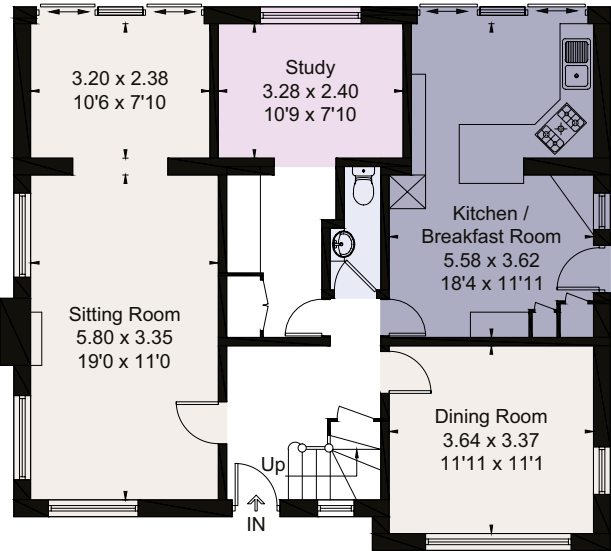
savills.co.uk

Rohan Vines

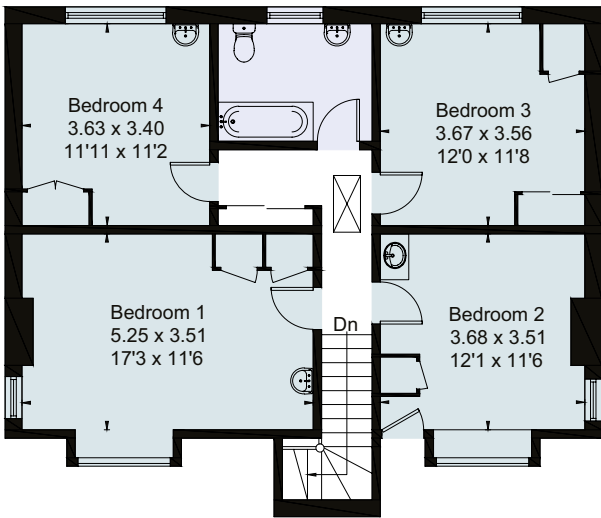
Savills Haywards Heath

01444 446000

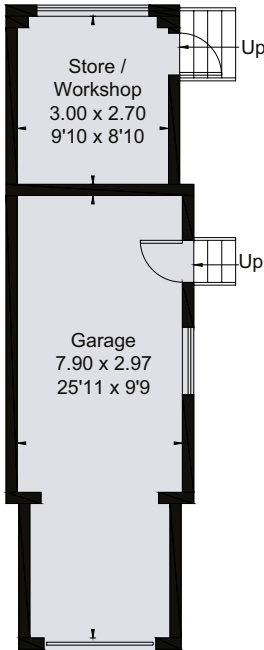
haywardsheath@savills.com



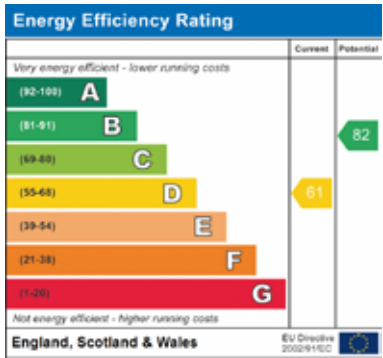
Ground Floor



First Floor



Outbuilding
(Not Shown In Actual
Location / Orientation)



For identification only. Not to scale. © JC91028092

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com. Brochure prepared: September 2019. Photographs taken: August 2019

