



15 Lucastes Road, Haywards Heath, West Sussex RH16 1JN

GUIDE PRICE ... £1,250,000 ... FREEHOLD



**MANSSELL
McTAGGART**
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A very well presented detached family home occupying a 0.25 acre plot in one of the town's most prestigious roads within a 0.5 mile walk of the railway station and offering great potential for extending if required STPP.

- Located in the Lucastes Conservation Area
- Close to Paige's Meadow & Blunts Wood Nature reserve
- Within a 0.5 mile walk of the railway station
- Walking distance of best local schools & town centre
- Owned by the same family for 20 years
- The subject of numerous recent improvements
- Wonderful gardens with limestone terraces
- Beautiful 'Hamilton Stone Design' kitchen
- Triple aspect living room with wood stove
- Dining room, study and utility room
- Master bedroom with en-suite shower room
- 3 further double bedrooms and family bathroom
- Private driveway parking – Double garage
- EPC rating: C – Council Tax Band: G



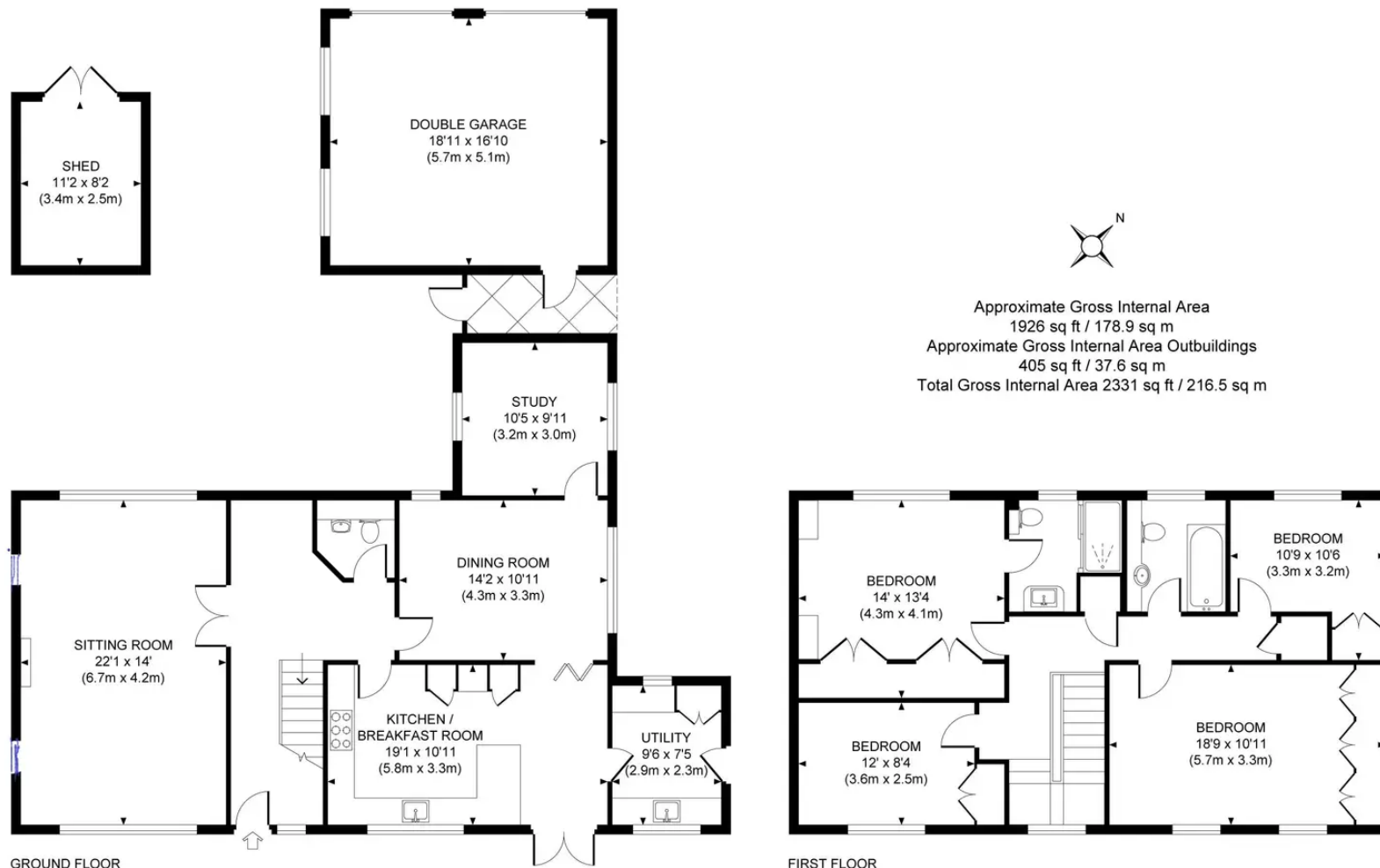
The property is situated in the desirable Lucastes Road and forms part of the Lucastes Conservation Area on the town's desirable west side very close to the Paige's Meadow nature reserve linking with Blunts Wood. An alleyway close by leads up to Butlers Green Road, making a walk down into the town centre comfortably within 10–15 minutes, and likewise, the railway station is a similar distance.

Children from this side of town fall into the catchment area for Harlands Primary School and the Warden Park Secondary Academy in neighbouring Cuckfield. The local area is well served by numerous excellent independent schools including Great Walstead, Cumnor House, Ardingly, Hurst, Worth, Handcross Park and Burgess Hill Girls. These and some of the county's other excellent schools including Brighton College, Roedean, Lancing and Bedes all run a school bus service with pick-up points close by.

The town centre has an extensive range of shops, restaurants, cafes and bars, a leisure centre and several large parks. The railway station provides a fast commuter service to London Bridge/Victoria in 45 mins, Gatwick, Airport 15 mins and Brighton 20 mins.

By road, access to the major surrounding areas can be swiftly gained via the A272 and A/M23 which lies about 5 miles to the west at Bolney or Warninglid.





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 any decisions reliant upon them.

Mansell McTaggart Haywards Heath

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