



17 Culross Avenue, Haywards Heath, West Sussex RH16 1JF

GUIDE PRICE £1,400,000-£1,500,000



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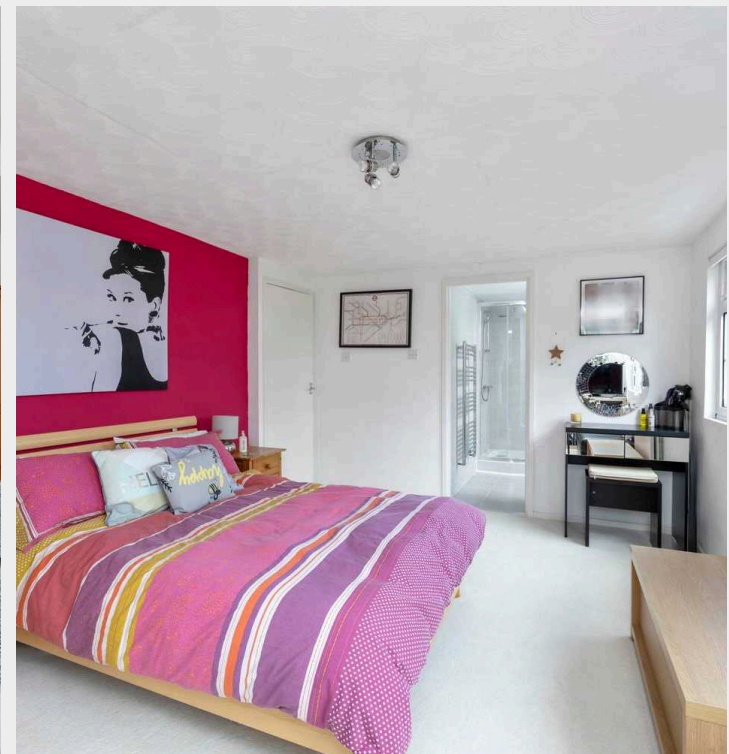


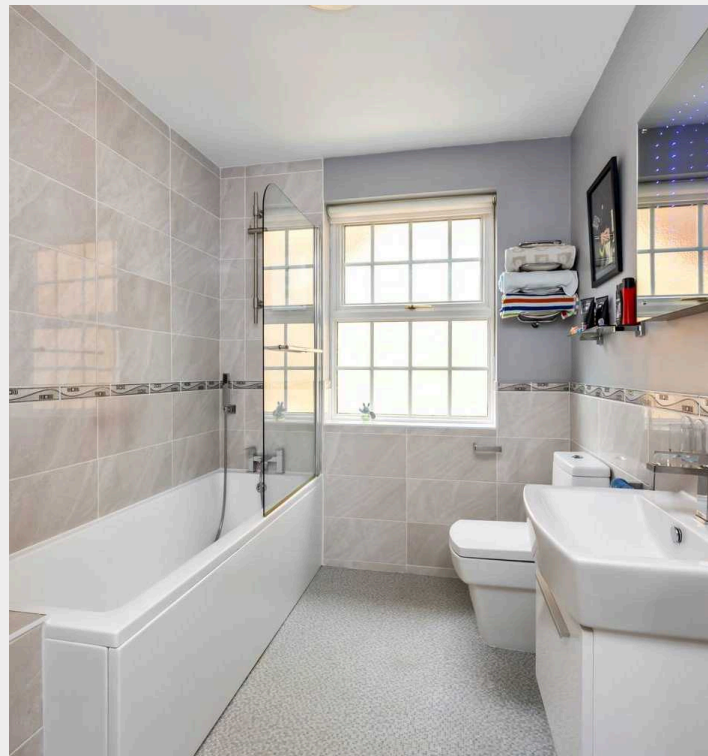


A 6/7 bedroom detached Georgian style family home with a separate 1/2 bedroom attached cottage/annexe (almost 3700 sq ft in all) occupying a secluded 0.2 acre plot hidden away at the end of a private cul-de-sac on the town's highly desirable western side with a rear gate leading through to the leisure centre behind and providing a shortcut on foot (of 500 yards) to the railway station.

No 17 and the houses that make up Lucas Grange are believed to have been built at the end of the 1970s in part of the grounds once owned by Abbotslee, which is the beautiful Tudor style house adjacent.

Our clients bought the house about 12 years ago and have carried out several improvements including some new internal joinery with new doors and staircase, replaced the kitchen and opened up the kitchen and the original dining area, replaced all 3 bathroom in the main house, created a utility room, redecorated and also replaced the boiler and the kitchen in the annexe. We believe the original owners converted the loft space to create 3 further bedrooms in the early 1980's and a little later on built the two-storey side extension to create the annexe.

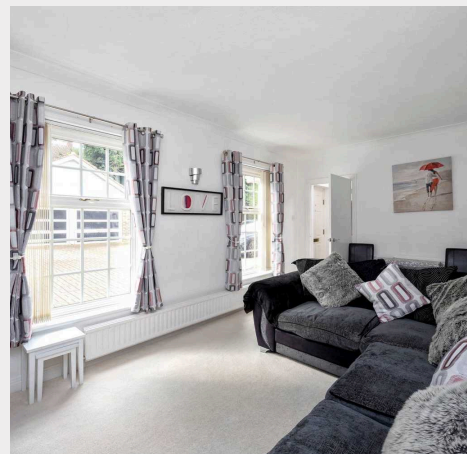


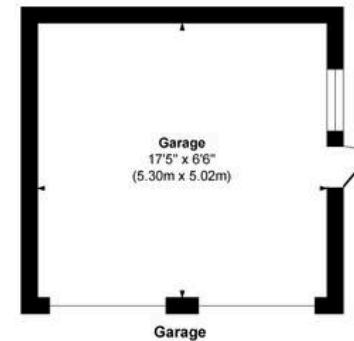
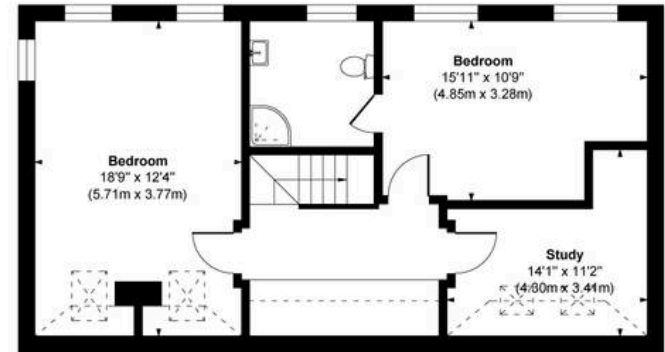


The gardens are a particular feature which to the front comprise a large driveway parking area which leads up to a detached double garage and a children's play area whilst the rear gardens offer a great degree of privacy with a full width terrace and a rear gate leads out onto the pathway adjoining the leisure centre making pedestrian access to the station, leisure centre and schools far swifter. The owner quotes that he could leave the house, walk to the station, buy a ticket and be on the platform in under 10 minutes.

The accommodation in the main house comprises 2 generous reception rooms, a fabulous family sized kitchen/dining room, utility and cloakroom whilst on the first floor there is a master bedroom suite with refitted shower room, 3 further double bedrooms and a modern white bathroom whilst on the top floor there are 3 further bedrooms and a shower room. One of the first floor bedrooms has an interlinking door to the annexe which gives the annexe section the possibility of having a second bedroom. The annexe has its own front door entrance, entrance hall with cloakroom, living room and re-fitted kitchen and on the first floor has a big bedroom with dressing area and a bathroom with the original avocado coloured suite adding a bit of classic 1980s character. The annex (17A) has a separate council tax banding (A).

Culross Avenue is an exclusive cul de sac located off the eastern end of Lucastes Avenue on the town's highly desirable western side and is made up of a mix of other large detached family homes. No.17 is located at the very end of this private cul-de-sac section which serves just 5 properties but has its own rear gate out to the parkland surrounding the leisure centre. The railway station is about 450 yards on foot and provides fast rail services (Southern, Thameslink and Gatwick Express) to London Bridge/Victoria 45 mins, Gatwick Airport 15 mins and the South Coast at Brighton 20 mins. The town's fashionable Broadway is within half a mile walk where there are numerous restaurants, cafes and bars and the main shopping areas of South Road and The Orchards are a little further on. There is a large Sainsbury's superstore and Waitrose adjacent to the railway station. The town has numerous sports clubs, gyms, a state-of-the-art leisure centre, numerous parks and the property is within a short walk of the Paige's Meadow and Blunts Wood nature reserve which provides some wonderful walking and a link through to the pretty village of Cuckfield. There are excellent local schools and a 6th form college whilst the surrounding area is the home of some excellent independent schools including Ardingly, Great Walstead, Burgess Hill Girls, Worth, Handcross Park, Hurst, Cumnor House and Handcross Park. These and some of the county's other excellent schools including Brighton College, Roedean, Bedes and Lancing College all provide a school bus service with pick up points close by. By road, access to the major surrounding areas, Gatwick, Brighton and the M25 can be swiftly gained via the Balcombe Road, A272, B2112 and A/M23 which lies about 5 miles to the West at Bolney or Warninglid.





Approximate Gross Internal Floor Area 3839 sq. ft / 356.83 sq. m

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