



18 Lucastes Avenue, Haywards Heath, West Sussex, RH16 1JX

£2,450 Per Month



Duffy & Co
The sales & letting company

THE PROPERTY

The property is located in the highly desirable Lucastes Avenue, in Haywards Heath, West Sussex. This area is popular with families and young professionals alike due to its excellent transport links and proximity to London, Brighton and Gatwick Airport. The town centre of Haywards Heath offers a variety of shops, restaurants and other amenities. There is an array of good local schools within easy reach. The surrounding area is home to beautiful countryside and the South Downs National Park, with its stunning views and natural beauty.

As you enter the property you are welcomed into an entrance porch area which leads to all primary rooms, with a spacious living room with a feature fireplace, interconnecting French doors opening to separate dining room or extended living room with dual aspect of the front gardens and patio door to the side patio and BBQ. There is a spacious refitted kitchen with white goods, including fridge/freezer, oven and hob and washing machine as well as plenty of cupboard space. The kitchen also has direct access to the double glazed conservatory which overlooks the rear and side garden. On the first floor good sized bedrooms master bedroom with ensuite bathroom with walk in closet/cot room adjacent with storage. On the ground floor is a large double bedroom to the front and good sized double bedroom overlooking the rear garden with a family shower room on the ground floor along with a separate WC.

To the rear of the property is a mature garden laid mainly to lawn with mature borders and beds. The garden is shielded by large conifers and evergreen plants providing a degree of privacy from neighbouring properties. To the front of the property there is off road parking for up to four vehicles as well as a single garage.

This ideal family home is conveniently located in the highly desirable Lucastes Avenue in Haywards Heath, West Sussex. This area is popular with families and young professionals alike due to its excellent transport links and proximity to London, Brighton and Gatwick Airport. The town centre of Haywards Heath offers a variety of shops, restaurants and other amenities. There is an array of good local schools within easy reach. The surrounding area is home to beautiful countryside and the South Downs National Park, with its stunning views and natural beauty.

Council Tax Band: 'F' £3,062.51 (2023/2024)

Mid Sussex Council: 01444 477564 / revenue@midsussex.gov.uk

EPC Rating: 'E'

Heating: OIL HEATING

Windows: DOUBLE GLAZED

Deposit: £3230.00

Holding Deposit: £646.15 (Will form part of the main deposit when the tenancy commences.)

Min Term: 12 Months

Small pet may be considered (1 cat or small sized dog or similar)

- 4/5 Bedroom Detached House
- Large mature private gardens
- Ample parking and single garage
- Neutrally decorated throughout
- Available Mid September 2023
- Ideally located for Main Line Station.
- Benefit of Gardening service
- Oil fed boiler and heating
- 12 Month Tenancy
- 2 Bathrooms



GROUND FLOOR
APPROX. FLOOR
AREA 112.95SQM
(1219 SQ FT)

FIRST FLOOR
APPROX. FLOOR
AREA 51.85SQM
(557 SQ FT)

TOTAL APPROX. FLOOR AREA 144.8 SQ M. (1556 SQ FT.)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and you responsibility to check for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metraplan 10/21/15

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