



**Lucastes Avenue, Haywards Heath**  
**O.I.R.O £950,000 Freehold**





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

**O.I.R.O £950,000 Freehold**

- 4/5 Bedroom Detached House.
- Large mature private gardens.
- Ample parking and single garage.
  - Rareley availbale.
- Ideally located for Main Line Station.
- 2 Bathroom.
- Oil fed boiler and heating.
- Neutrally decorated throughout.
- Owned by the same family for over 40 years.
- No onward chain.



Tucked away in the prestigious tree lined Lucastes Avenue, this impressive 4/5-bedroom detached home offers spacious, flexible living in one of Haywards Heath's most desirable locations. A perfect blend of comfort, privacy and convenience, it's ideal for growing families, commuters, or those looking for a home with future development potential (STPP).

Step inside to a welcoming entrance porch that leads to a large, light-filled living room with a feature fireplace, and interconnecting French doors to a versatile dining or second reception room—perfect for entertaining. The modern, well-appointed kitchen comes fully equipped and opens directly into a double-glazed conservatory that overlooks the mature rear garden, offering seamless indoor-outdoor living.

The layout is cleverly designed, with a mix of upstairs and downstairs bedrooms. The first floor hosts a spacious master with ensuite, walk-in wardrobe and adjacent nursery or dressing room, while the ground floor features two generous double bedrooms, a family shower room, and a separate WC—offering ideal flexibility for multigenerational living or home working.

Outside, the secluded rear garden is a true retreat, surrounded by mature trees and evergreen borders for privacy. To the front, there's ample parking for four vehicles and a single garage.

With excellent schools, fast rail links to London and Brighton, easy access to Gatwick, and the stunning South Downs National Park on your doorstep, this is a rare chance to secure a substantial home in a top-tier location.

Please note: This information is provided in accordance with our legal obligations under the Consumer Protection from Unfair Trading Regulations 2008 and the Estate Agents Act 1979, to ensure all relevant details that may influence your purchasing decision are shared.

The property would benefit from some drainage attention. A specialist drainage survey, including detailed estimated costings, is available for inspection—please contact our office if you wish to view this documentation.

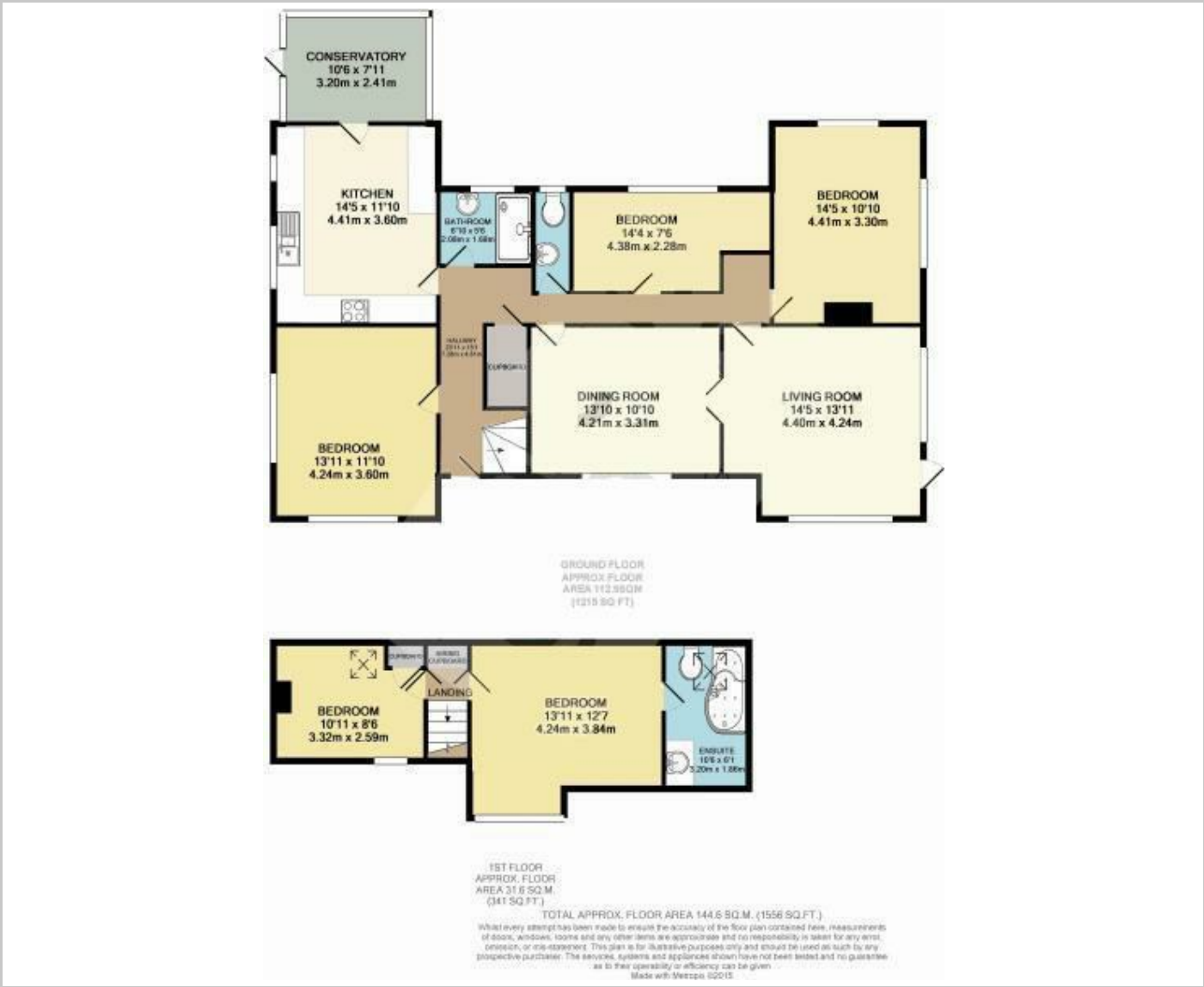
We recommend that interested parties review the survey and costings so they can take any potential works into account when considering their offer.

Property Highlights  
Council Tax Band: 'F' £3375.09 (2024/2025)  
Mid Sussex Council: 01444 477564 / [revenue@midsussex.gov.uk](mailto:revenue@midsussex.gov.uk)  
EPC Rating: 'E'  
Heating: OIL HEATING  
Windows: DOUBLE GLAZED  
Located in the Lucastes Conservation Area.  
\*\* Internal pictures taken in Summer 2023 and are for guidance \*\*



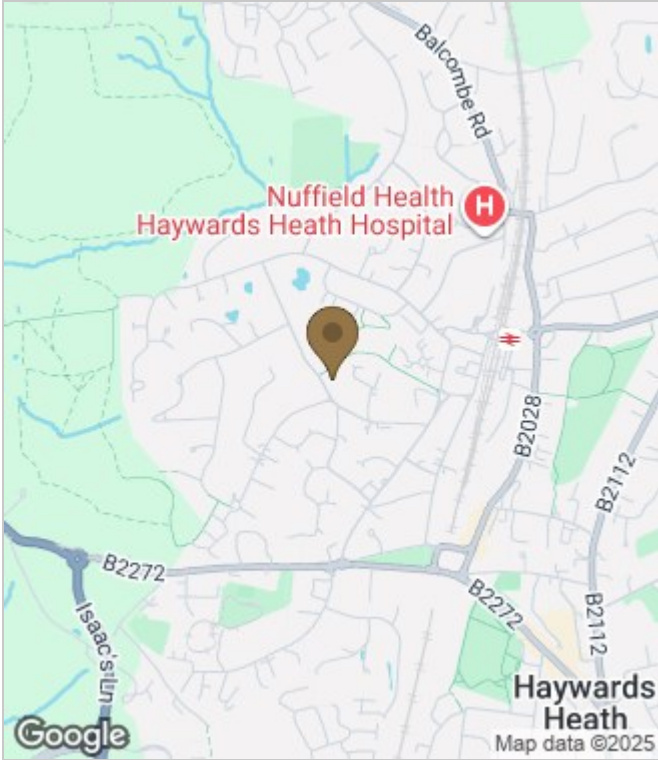


Floor Plans

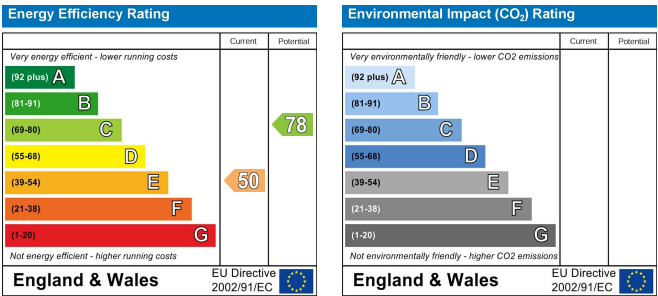


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Performance Graph



49 The Broadway, Haywards Heath, West Sussex, RH16 3AS  
01444 455221 | info@duffyco.com | www.duffyco.com