



East Lodge

Handcross Park, High Beeches Lane, Haywards Heath, West Sussex, RH17 6HQ

Batcheller
Monkhouse

Our Corner of England

EAST LODGE

A detached Victorian property with 3/4 bedrooms offering versatile accommodation and situated in lovely gardens of approximately 0.7 acres on the outskirts of Handcross village. In an excellent position for communications with good access by rail to London, the motorway network and Gatwick airport.

Ground Floor

- Reception Hall
- Kitchen/Breakfast Room
- Utility Room
- Sitting Room/Dining Room
- Family Room
- Studio
- Study/Bedroom 4
- Shower Room

First Floor

- 3 Double Bedrooms
- Family Bathroom

Outside

- Private Driveway with large parking area
- Detached Double Garage
- Well maintained Gardens of about 0.7 Acre



DESCRIPTION

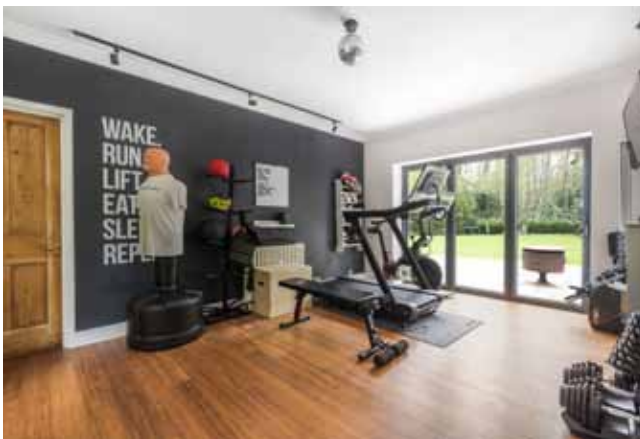
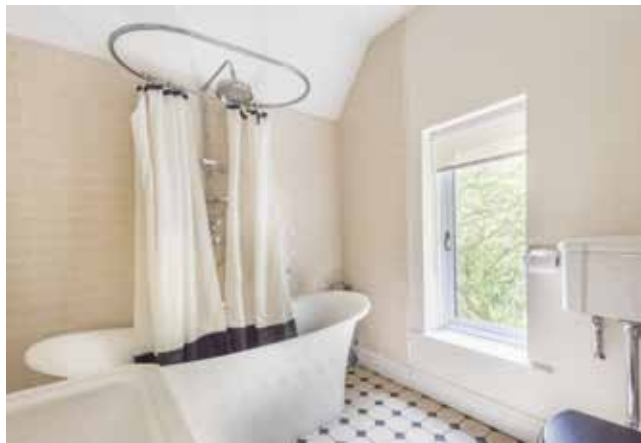
A very conveniently located and versatile detached Victorian property with 3/4 bedrooms and 3/4 reception rooms situated in secluded gardens of 0.7 of an acre. The property is presented in superb condition with kitchen and bathrooms being installed within the last 3-4 years. The accommodation is light and spacious throughout.

The main features of the property include:

- Large welcoming **Reception Hall**.
- Bright **Sitting Room** with bi-fold doors leading directly on to the rear terrace and secluded gardens. Opening to **Dining Room** with attractive period gas fireplace.
- Good size **Kitchen/Breakfast Room** with recently installed range of wall and eye level units, wood work surfaces, Rangemaster oven with hob, fitted dishwasher, attractive copper sink.
- **Utility Room** with tiled floor, storage and plumbing for washing machine.
- **Family Room** with bay window to the side and open fireplace with attractive surround.
- **Studio** currently used as a gym with bi-fold doors to the rear terrace.
- **Study/Bedroom 4** with pleasant outlook over the gardens.
- Ground floor **Shower room**.
- **3 Double first floor Bedrooms**.
- Family **Bathroom**, with freestanding bath and overhead shower, wash hand basin and low level w.c.
- Potential for further enlargement, subject to necessary planning permission.

OUTSIDE

Beautiful gardens extend in total to 0.7 of an acre and are approached via electric gates and a gravel drive which leads to a large turning area adjacent to the house. The gardens comprise mainly of lawns with areas containing a wide variety of flowering shrubs including rhododendrons and azaleas together with a number of specimen shrubs and trees. Immediately adjacent to the house is a good area of terrace which leads to the lawn. The detached Double Garage has an electric up and over door.



AMENITIES

Local: Handcross is a vibrant village with a number of shops and public houses.

Towns: Crawley (6 miles), Haywards Heath (7 miles), Horsham (8 miles), Brighton (16 miles).

Transport: Haywards Heath station (7 miles) services to London in approximately 45 minutes. Three Bridges station (6 miles) services to London is approximately 40 minutes. Gatwick Airport (12 miles).

Schools: Handcross Primary School www.handcrossprimary.uk Handcross Park www.handcrossparkschool.co.uk . Haywards Heath College www.haywardsheath.ac.uk Great Walstead School www.greatwalstead.co.uk Ardingly College www.ardingly.com Worth School www.worthschool.org.uk Cumnor House www.cumnor.co.uk Burgess Hill Girls www.burgesshillgirls.com

Leisure: Haywards Heath Golf Club www.haywardsheathgolfclub.co.uk, Ardingly Reservoir www.ardinglyactivitycentre.co.uk, South Downs National Park www.southdowns.gov.uk

DIRECTIONS

From the centre of Handcross proceed north to the top of the High Street and turn right at the roundabout into High Beeches Lane. The property will be found after about half a mile on the left hand side.

Additional Information

Local Authority: Mid Sussex District Council Telephone 01444 458166 www.midsussex.gov.uk

Services (not checked or tested): Mains water, gas and electricity. Private drainage. No mains drains.

Links: www.environment-agency.gov.uk, www.highways.gov.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number WSX33299

EPC: EPC: rating D

OFFERS IN EXCESS OF £900,000

Viewings

For an appointment to view please contact our Haywards Heath Office, telephone 01444 453181

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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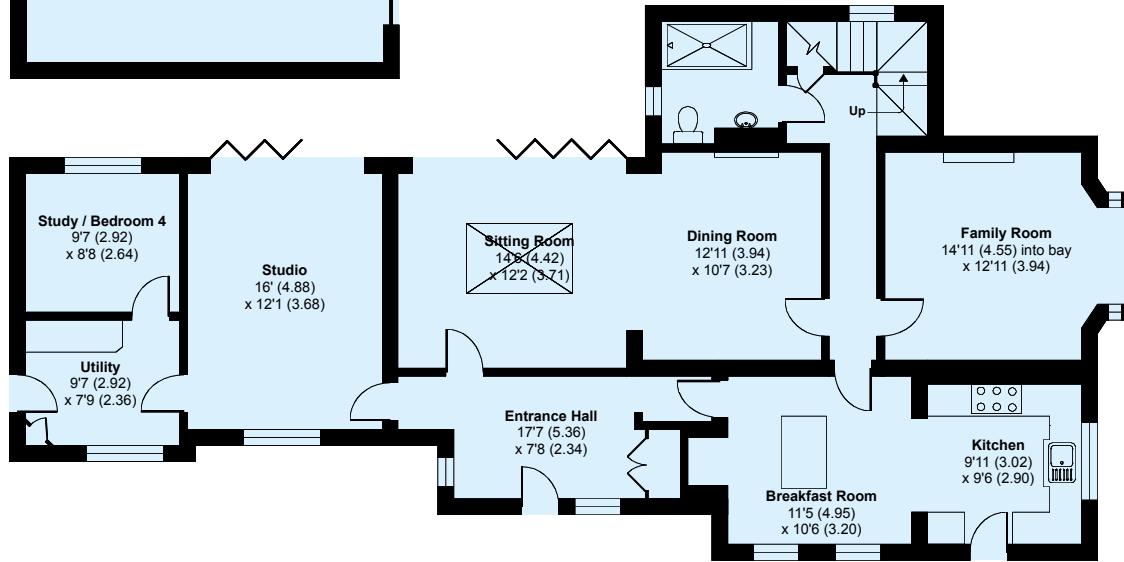
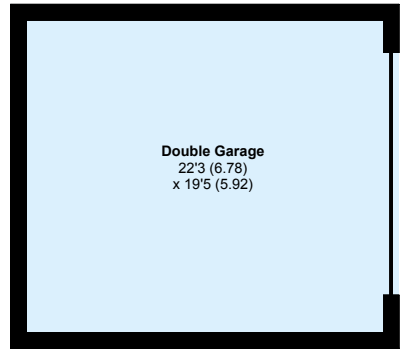
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Approximate Area = 2131 sq ft / 198 sq m

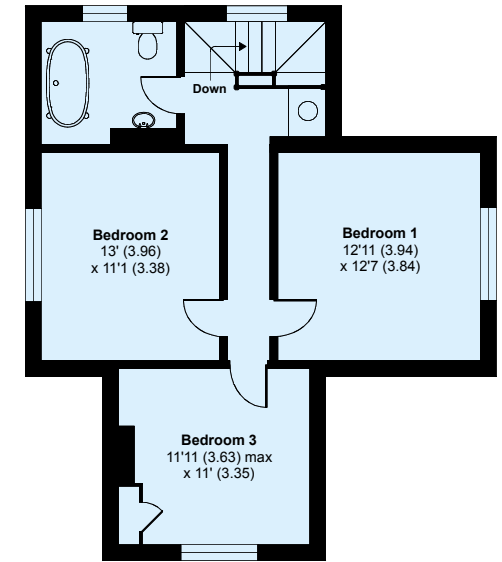
Garage = 435 sq ft / 40.4 sq m

Total = 2566 sq ft / 238.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2021. Produced for Batcheller Monkhouse. REF: 725788

