

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

115, High Street
Haywards Heath
RH16 2HR

Kennedys would like to welcome to this charming character Detached Grade II listed cottage, located on High Street in the picturesque village of Lindfield, Haywards Heath. One of the standout features of this property is the ample parking space available for up to 4 vehicles including a garage, a rare find in such a desirable location.

Don't miss out on the opportunity to rent this beautiful character property in the heart of Lindfield. Contact us today to arrange a viewing and take the first step towards making this house your new home. Available Beg August 2024. Rent includes a weekly gardener to attend the garden.

£2,700 Per Month



- 16th Century Detached Cottage
- Living Room with Inglebrook Fireplace
- Immaculately Kept Cottage Gardens
- Gardener included in the Rent
- Available Beg August 2024
- Three Bedrooms
- Cottage Kitchen with Appliances
- Driveway and Garage
- Village Location
- EPC Exempt



PROPERTY DESCRIPTION

This delightful cottage boasts two spacious reception rooms, the living room with a working inglenook fireplace, perfect for entertaining guests or simply relaxing with your loved ones. Kitchen with a range of units, white goods and aga range. Downstairs cloakroom, and utility room. To the first floor you will find two double bedrooms, with walk-in wardrobes, a newly fitted modern shower room, To the top floor you will find a cosy office space and the third double bedroom.

Spanning across 1,512 sq ft, this home offers a generous amount of living space for you to personalise and make your own.

To the outside there is a drive with gate to ensure the rear of the property is fully closed, parking for at least 3/4 cars, garage with electric door, enclosed flag stone patio. from the driveway there is a path that leads to an immaculately kept garden with established shrubs and boards and a summer house.

The property benefits from gas central heating, mains electricity, gas, water and sewage.

Rent includes Gardener to attend weekly for the upkeep of the garden

This Property is available to rent Part Furnished or Unfurnished - Beg August 2024

Council tax band: G Mid Sussex

EPC - Exempt









PROPERTY DESCRIPTION

Lindfield is a highly popular and picturesque village and provides a wide variety of shops, restaurants, public houses, and a supermarket. Lindfield also has a medical centre and village hall. There is a good selection of preparatory, public, and state schools in the area including Lindfield and Blackthorns Primary Schools, Oathall Community College, Great Walstead, Cumnor House, Brambletye, Worth, Ardingly, Burgess Hill Girls and Hurstpierpoint College.

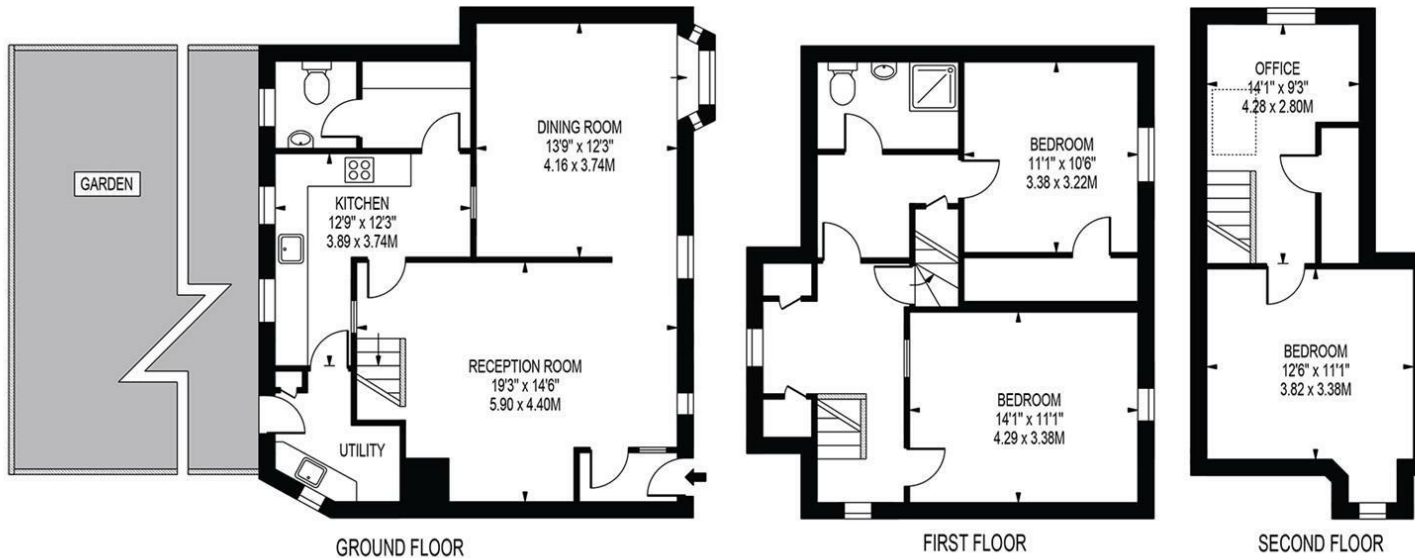
Haywards Heath has a mainline railway station with fast and frequent commuter services to both London Victoria and London Bridge (from 42 minutes), Gatwick Airport and Brighton. The A23 offers direct access to the motorway network, Gatwick, Heathrow, and the south coast.

The surrounding countryside provides a vast range of sporting and recreational activities. Glyndebourne, Goodwood, Ardingly Showground and Plumpton are all within easy reach. The local footpaths provide a vast network of stunning walks and there are numerous excellent golf courses nearby and reservoirs for water sports.

Should you wish to view the property please do give our Lettings team a call on 01737 817 718.

COBBLERS COTTAGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1512 SQ FT - 140.44 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating															
	Potential														
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EU Directive 2002/91/EC

115, High Street

If you would like to arrange a viewing, please call a member of the Kennedys Lettings team on 01737 817718

TENURE:
EPC RATING: D Exempt
COUNCIL: Mid Sussex
TAX BAND: G

These particulars, whilst believed to be accurate are set out as a general guide 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 Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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kennedys-ipa.co.uk @kennedysipa info@kennedys-ipa.co.uk

48 Walton Street, Walton on the Hill,
KT20 7RT