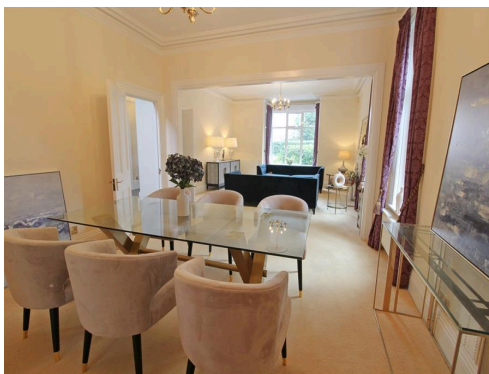


**OATHALL ROAD, HAYWARDS HEATH  
WEST SUSSEX, RH16 3EG  
£5,000 MONTHLY**



**10 BEDROOMS | 5 BATHROOMS | SECURE GATED DRIVEWAY | DESIRABLE LOCATION | TENNIS COURT  
| INDOOR SWIMMING POOL / JACUZZI | LARGE DRIVEWAY WITH PARKING FOR SEVERAL CARS | 6-12 MONTH LET**

Henry Adams Lettings are delighted to offer this imposing ten bedroom detached Edwardian Manor House, situated in a highly desirable location within walking distance of Haywards Heath town centre and Haywards Heath mainline station. The property is approached via an in and out drive with plenty of room for several cars. EPC Rating: E. Offering a 6 - 12 month let.

The front door leads through to an elegant entrance porch and a further door to the grand entrance hall with impressive staircase leading to the bedrooms. There is access from the hall to the principal reception rooms and a cloakroom with separate WC. The ground floor accommodation provides a large double aspect drawing room, an elegant dining room, a bright & airy garden room and a snug room/study. Off the dining room, there is a door leading to the cellar/boiler room.

The kitchen/breakfast room has a range of modern floor and wall mounted cabinets, an American style fridge freezer, an Aga with four hobs and two stoves, two Neff ovens and additional Neff gas five-ring hob and extractor fan. Off the kitchen is a laundry room with plumbing for a washing machine and tumble dryer. From the laundry room a door leads into the indoor pool complex complete with seating area, Jacuzzi and changing facilities with shower room which is fitted with a walk in shower, WC and wash hand basin.

The principal staircase rises from the entrance hall to the first floor landing. There is an impressive master bedroom including an en suite bathroom with walk in shower, a wash basin, a free standing bath, a bidet and a WC. There are a further four bedrooms (two of which are en suite) and an additional family bathroom with a bath, a walk in shower, a bidet, a WC and a wash basin.

A further set of stairs leads to the second floor with five further bedrooms. Two of these bedrooms have the added benefit of built-in wardrobe storage, and a bathroom with a bath, a wash basin, a WC, and a bidet.

Outside the property has an adjacent patio area to the western side of the property, with steps up to an expanse of lawn which is surrounded by well established shrubs and borders. To the rear of the garden is a hard tennis court. The garden is well sheltered and private with rear secure gated access through to Clair Park.

### **Material Information**

Type of Property - Detached House

Construction - Brick and Flat/Pitched Roof

Rooms - See Floor Plan for Measurements.

Utility Information - Electricity, Gas, Oil & Fresh Water supplied by South East Water

Sewerage - Mains drainage (South East Water)

Heating - Gas Fired Central Heating + Oil Tank heating the swimming pool

Broadband - TBC (Download speed available from Ofcom or your provider)

Mobile Reception - Multiple Networks Available (Information available from Ofcom)

Parking - Driveway parking for circa 3-4 vehicles

Building Safety - No issues known to agent.

Restrictions (Lease, Building Status, Covenants) - None

Rights and Easements - Shared Driveway with Neighbouring Property (neighbour has a right of access).

Flood Risk - Very low risk

Coastal Erosion - Very low risk

Planning Permission or Proposal for development (Local authority postcode search) - Planning applications nearby please see local authority website for further information.

Property accessibility/adaptations - Flat access into the ground floor living space. Downstairs cloakroom only, no bathroom.

Coalfield or mining area - No

### **Location**

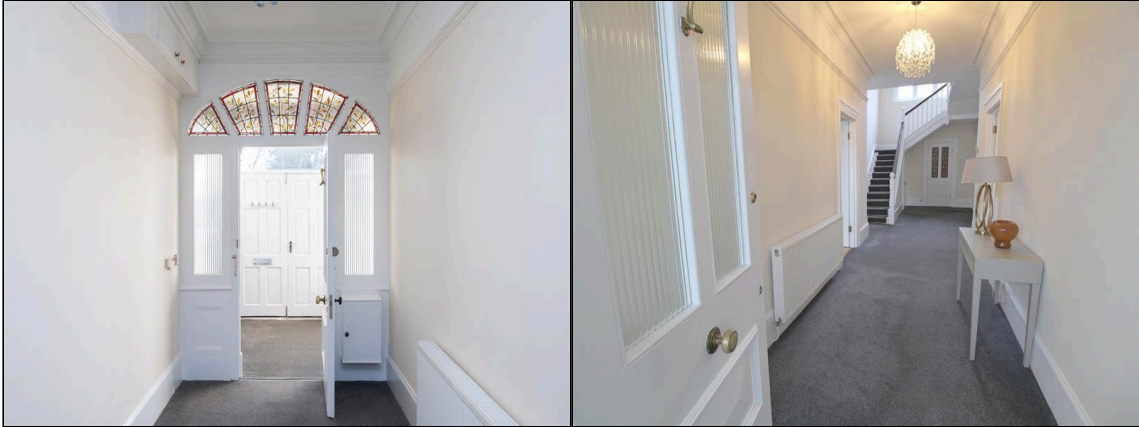
The property is situated in a sought after road, close to Haywards Heath town centre and just a short walk to the main line station. The town has a good range of local amenities including a variety of restaurants, wine bars, shops and supermarkets. The Mainline Rail Service from Haywards Heath has fast and frequent trains to London and the South Coast (London Victoria/London Bridge from 45 minutes). There are many highly regarded schools in the area, both state and private.

### **Entrance Porch**

A spacious entrance porch with hooks for coats.

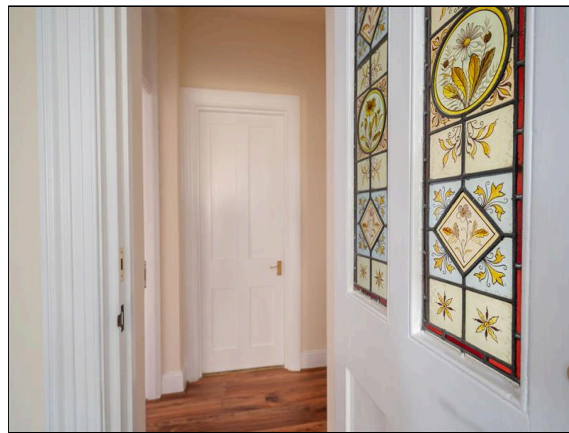
**Entrance Hall**

Elegant entrance hall with access from the hall to the principal reception rooms.



**Cloakroom**

Cloakroom with separate WC



**Living/Drawing Room**

An elegant double aspect drawing room with feature fireplace.





**Gym/Garden Room**

A bright room with ample full to ceiling windows and access to the patio.

**Living Room**

A formal living with with stunning bay window and parquet flooring.

**Kitchen**

The kitchen/breakfast room has a range of modern floor and wall mounted cabinets, an American style fridge freezer, an Aga with four hobs and two stoves, two Neff ovens and additional Neff gas five-ring hob and extractor fan.



**Dining Room**

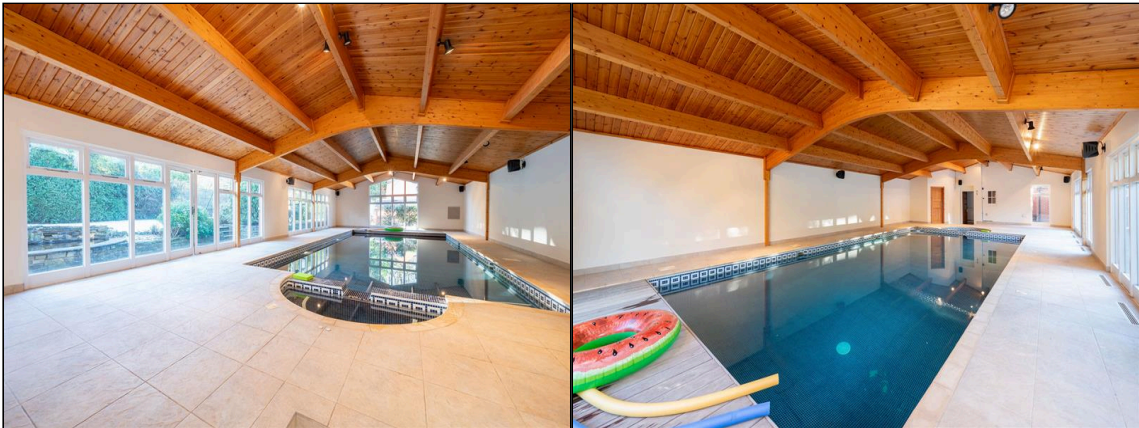
Set next to the kitchen, which is great for entertaining. Also has a door with stairs to the bedrooms and another door to the cellar.

**Laundry Room**

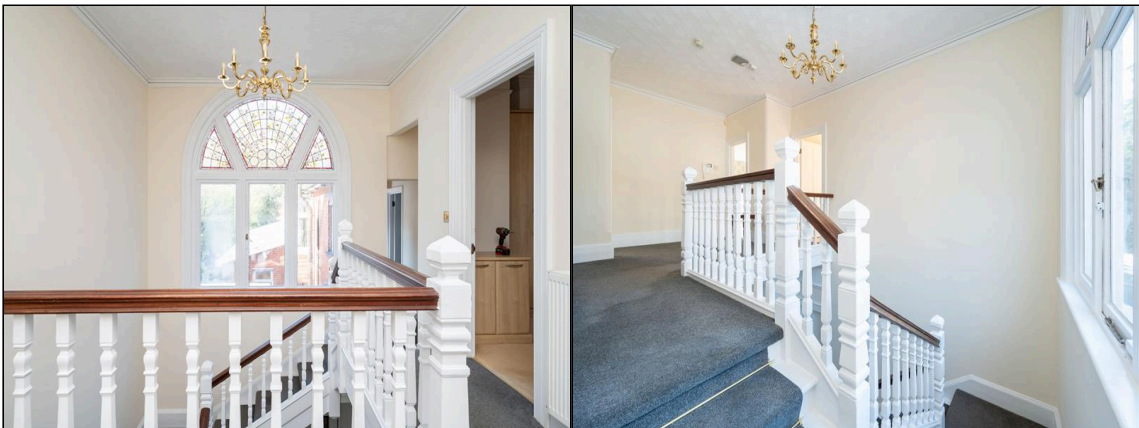
Laundry room with plumbing for a washing machine and tumble dryer with a door leading though into the indoor pool complex.

**Swimming Pool**

Indoor swimming pool with Jacuzzi and a changing room with shower room including a walk in shower, WC and wash hand basin.

**Landing**

Beautiful Period style window over looking the rear garden, access to all bedrooms and entry phone system to the main door.





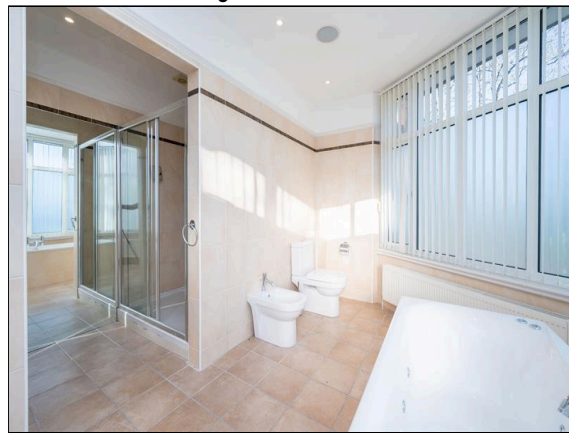
**Principle Bedroom**

Impressive principle bedroom with en suite bathroom.



**Ensuite**

Ensuite with walk in shower, wash basin, free standing bath, bidet and WC.



**Bedroom Two**

Large neutrally decorated bedroom with wardrobe storage, sideboard unit with TV point and ensuite shower room.



**Ensuite**

Shower ensuite with wash basin and low level WC.

**Bedroom Three**

Large double bedroom with fitted wardrobes.



**Bedroom Four**

A well proportioned double bedroom with fitted wardrobe storage.

**Bedroom Five**

A further well proportioned double bedroom with en suite shower room.



**Ensuite**

Ensuite shower room to bedroom 5, with fitted with shower cubicle, a wash basin and a low level WC.



**Family Bathroom**

Modern family Bathroom with white suite, walk in shower, wash basin, free standing bath, bidet and WC and heated towel rail.

**Top Floor Landing****Bedroom 6**

Double bedroom with neutral décor and double wardrobes.

**Bedroom 7**

Double bedroom with neutral décor.

**Bedroom 8**

Double bedroom with neutral décor and wardrobe.

**Bedroom 9**

Double Bedroom with neutral décor.



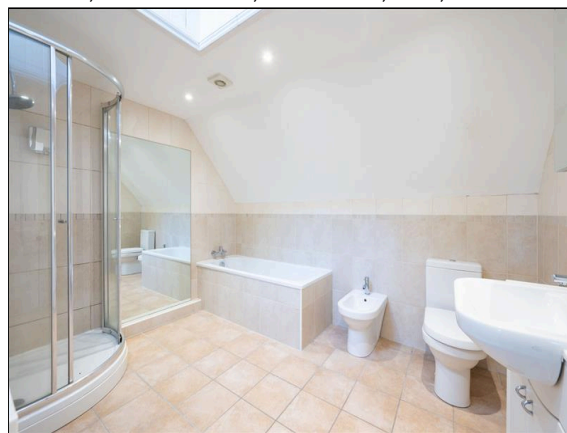
**Bedroom 10**

Single bedroom with neutral décor.



**Second Main Bathroom**

Modern family Bathroom with white suite, walk in shower, wash basin, bath, bidet and WC.



**Garden**

Predominantly laid to lawn with a hard tennis court

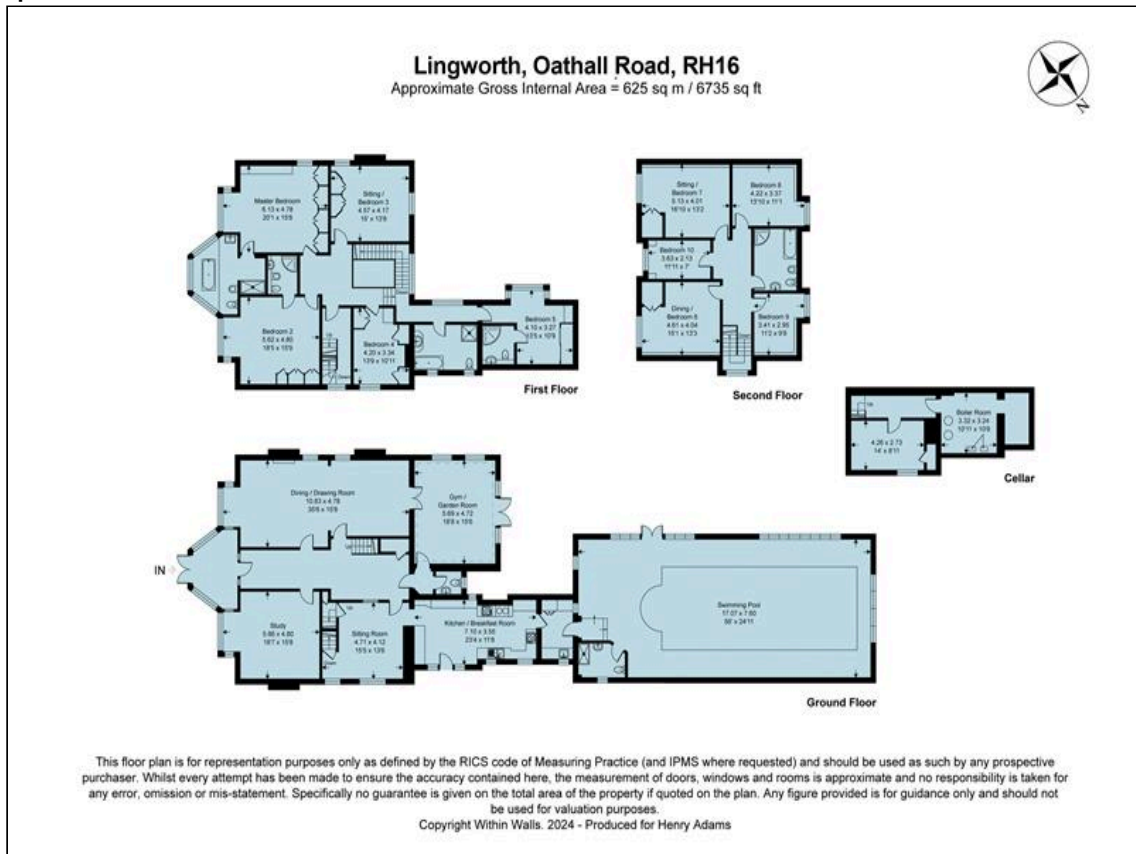


**Parking**

Gated entrance and driveway parking for several cars.



Floor plan





**Disclaimer**

For clarification, Henry Adams wish to inform prospective tenants that these lettings particulars have been prepared in good faith to give a fair overall view of the property. We have not undertaken a structural survey, nor tested that any of the services, appliances, equipment or facilities are in good working order. Any area, distances or measurements referred to are given as a GUIDE ONLY and should not be relied upon. If such details are fundamental to a let please contact this office for further information. All measurements are approximate and should not be relied upon for carpets or furnishings. Photographs within our detailed particulars/brochure may include lifestyle and or local views pictures. Also there may be internal/external photographs including chattels not included with the property for let.

**For more information or to view this property please contact  
Henry Adams  
1 Park Parade, Haywards Heath  
West Sussex, RH16 4LX  
(Phone) 01444 450528 (Email) [haywardsheathlettings@henryadams.co.uk](mailto:haywardsheathlettings@henryadams.co.uk)**

# Energy performance certificate (EPC)

17 OATHALL ROAD  
HAYWARDS HEATH  
RH16 3EG

Energy rating

**E**

Valid until: 19 July 2031

Certificate number: 9866-1006-1203-7889-1200

Property type

Detached house

Total floor area

446 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is E. It has the potential to be C.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		73 C
55-68	<b>D</b>		
39-54	<b>E</b>	51 E	
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

**IMPORTANT FEE INFORMATION**

The quoted monthly rent does not include the deposit or other charges that might apply. For more details on our renting process and tenant fees, including our agency terms and conditions of business please visit <http://www.henryadams.co.uk/lettings/process-and-fees-horsham>

Details correct: 7th August 2024

Ref: 236276