

**COLLEGE ROAD  
HAYWARDS HEATH, RH16 1Q  
£1,900 MONTHLY**



**LARGE REAR GARDEN | CLOSE PROXIMITY TO TRAIN STATION | GARAGE AND DRIVEWAY | SEMI-DETACHED  
| MODERN FITTED BATHROOM**

Henry Adams Lettings in Haywards Heath are pleased to present this well presented three bedroom semi-detached house which is situated within close walking distance to Haywards Heath mainline train station. EPC Rating: D.

The accommodation briefly comprises an entrance hall, a living room to the front of the property and a kitchen - dining room to the rear. The kitchen is newly fitted with sleek grey shaker style cabinetry, and includes a 5-burner gas hob and a double oven, an integrated fridge, a slimline dishwasher and a washing machine. There is also additional alcove storage cupboards and a larger under stairs storage cupboard. There is rear access via French doors from the dining area to the patio and rear garden.

On the first floor there is a master bedroom with fireplace (display only) and fitted storage cupboards. The second double bedroom over looks the rear garden and the third bedroom is a good size single bedroom or would work well as a home office. The bathroom is fitted with a white suite comprising a panel enclosed bath with a glass shower screen and electric shower, a pedestal hand basin and wc.

Outside the property has a beautifully well maintained rear garden with various mature shrubs and hedges, a patio area adjacent to the property and a green house at the very bottom of the garden, and a shed and a single garage. The front garden is mostly laid to lawn with hedge borders and a driveway providing amply parking.

Other attributes include gas central heating, double glazing throughout, and the property has been freshly decorated. Council Tax Band D.

The house is situated on College Road, which is just a short walk to Haywards Heath Mainline Station which offers good connections to London and Brighton, as well as being within walking distance to the Town Centre and the Broadway which offers a good range of local restaurants and bars.

### Material Information

Type of Property - Semi-detached house

Construction - Brick and Pitched Roof

Rooms - See Description for Measurements.

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

Sewerage - Mains drainage (South East Water)

Heating - Gas fired radiators

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

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

Parking - Driveway - with space comfortably for two vehicles

Building Safety - No issues known to agent.

Restrictions (Lease, Building Status, Covenants) - None known to agent

Rights and Easements - None known to agent

Flood Risk - Very low risk

Coastal Erosion - 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 - Stepped access to the main front door. No ground floor cloakroom or bathroom. Stepped access from the rear patio to the rear garden.

Coalfield or mining area - TBC

### Entrance Hall



**Living Room**



**Kitchen**



**Open plan dining area**



**Landing**



**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**Bathroom**



**Garden**



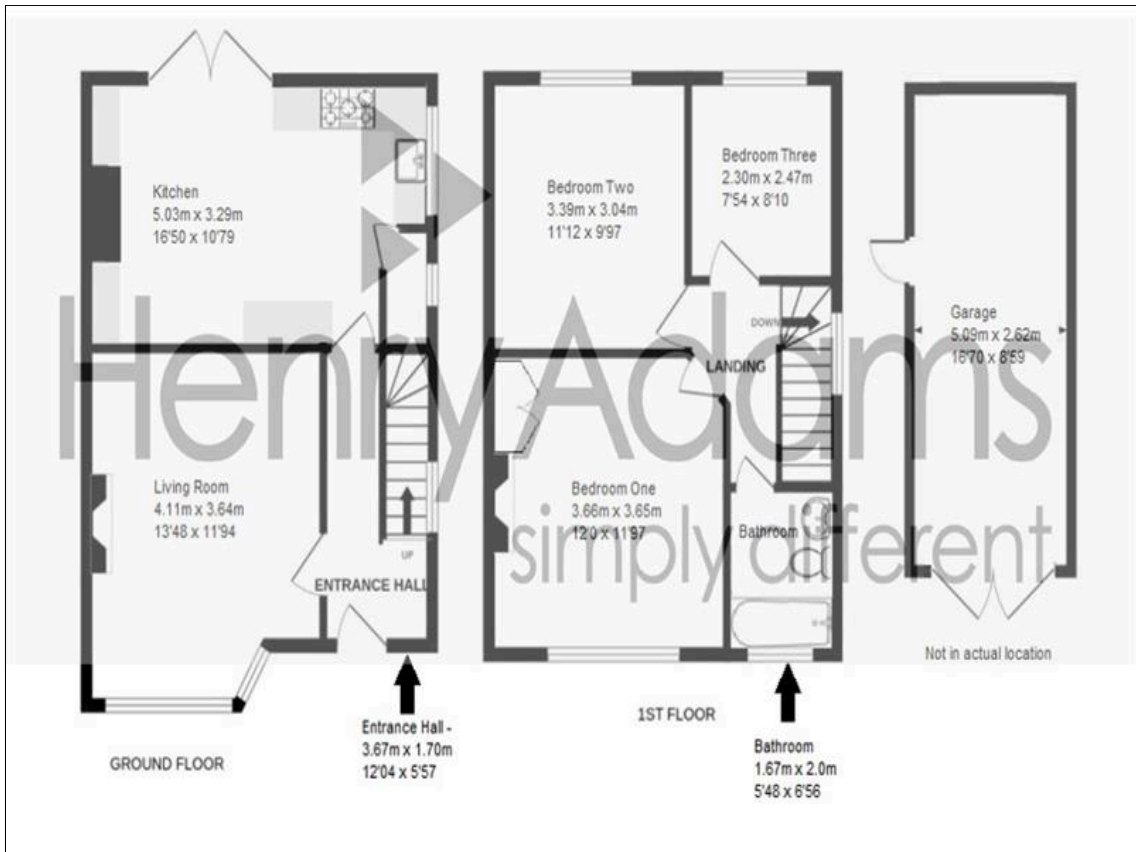
**Garage**

**Driveway Parking**

**Gas Central Heating**

**Double Glazing**

**Floor Plan**



EPC

# Energy performance certificate (EPC)

Meadow View  
College Road  
HAYWARDS HEATH  
RH16 1QS

Energy rating

**D**

Valid until:

30 August 2029

Certificate number:

7298-4090-7228-6461-4974

Property type

Semi-detached house

Total floor area

79 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 D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	59 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**Important 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**  
**West Sussex, RH16 4LX**  
**(Phone) 01444 450528 (Email) [haywardsheathlettings@henryadams.co.uk](mailto:haywardsheathlettings@henryadams.co.uk)**

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

Details correct: 2nd May 2024

Ref: 304981