

**GANDER HILL, HAYWARDS HEATH
WEST SUSSEX, RH16 1Q
£2,950 MONTHLY**



**AVAILABLE NOW | DRIVEWAY PARKING TO FRONT AND REAR | WALKING DISTANCE TO MAINLINE STATION
| CLOSE PROXIMITY TO LINDFIELD HIGH STREET | FOUR BEDROOM HOUSE | TWO BATHROOMS
| PERIOD FEATURES WITH A MODERN TWIST | SOUTHERLY ASPECT REAR GARDEN
| ELECTRIC CAR CHARGING POINT**

Henry Adams Lettings in Haywards Heath are delighted to present this 4-bedroom home which offers period features with a modern twist and is set in a convenient location which is close to the mainline station and is within close proximity to Lindfield Village High Street. EPC Rating: D.

The property offers excellent kerb appeal from the moment you arrive and benefits from a corner plot. To the front there is a driveway with parking for several vehicles, an electric charging point, and an expanse of lawn to the side. To the rear there is another driveway for vehicles.

Inside the accommodation comprises a welcoming entrance hall with stairs up to the bedrooms and under stairs storage cupboard. From the hall there is an inviting living space with an area for living and another area for dining, both of which enjoy a feature fireplace, period oak beams to the ceilings, and French doors which lead to the rear garden. From the dining room there is a versatile room which is currently used as a double bedroom, there are plantation shutters to the window and French doors leading to the patio in the rear garden. This room also benefits from an en suite shower room.

The fully fitted kitchen has ample matching wall and base units, a dishwasher, a washing machine, a freestanding fridge-freezer, a double oven, and a 5-burner hob with extractor above. This room is completed with a sky lantern set above the island unit which has a sink and breakfast bar, and windows overlooking the front garden.

Upstairs bedrooms one and two benefit from built in wardrobe storage and both have a window which overlook the rear garden. Bedroom three is a well-proportioned single room with useful storage cupboard with rail. The main bathroom comprises a modern white suite consisting of a bath with overhead shower, a glass shower screen and slate effect tiled walls, a fitted vanity unit with a wc and wash basin with cupboards for storage and a mirror above. The floor is tiled and there is a heated towel rail.

Outside the rear garden has a southerly aspect with a patio adjacent to the house and an area laid to lawn with stepping stones to the summer house which offers versatile use as either a home gym, office, or snug. The garden is privately enclosed by both a hedge and fence border, with gated access to the rear driveway, and there is side access to the front of the property.

Other attributes include gas central heating with Hive system, and double glazing throughout.

Material Information

Type of Property - Semi-Detached House

Construction - Brick and Flat/Pitched Roof

Rooms - See Description for Measurements.

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

Sewerage - Mains drainage (South East Water)

Heating √ Gas Fired Central Heating

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

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

Parking - Driveway Parking for a few 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 √ 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 - Stepped access to the front door. A ground floor bedroom and bathroom available.

Coalfield or mining area - No

Location

Gander Hill is set on the Haywards Heath/Lindfield boarder, which is perfect to offer a short walk (0.5 miles) to the Haywards Heath mainline station, a Waitrose and Sainsburys supermarkets and is set within close proximity (1 mile) to Lindfield Historic Village High Street. The village of Lindfield offers a vast range of local business including but not limited to a butchers, a bakers, pubs, restaurants and cafes. There is also the well-regarded Blackthorns Community Primary Academy and Lindfield Primary Academy, and Oathall Community College for the Secondary School.

Haywards Heath town is also just 1.1 mile walk away, or a 5 minute car journey, which provides a wider range of shops, cafes, pharmacies, and the bustling Broadway with ample restaurants such as Cote, Zizzis, Lockhart Tavern, Safari Pizza Co, and Pascal's Bistro and Bar. Located in the centre of town is Victoria Park which offers Town Day events, Open Air cinemas, Fun Fayre and more!

Brighton by car is 18.7 miles, and access to the A23 is close by offering commuters route to the M25, Gatwick and London. London by train from Haywards Heath offers routes to London Victoria and Bridge circa 50 mins, and to Brighton in 17 mins.

Pet Clause

Should the Landlord of this property agree for pets to be considered before or during the Tenancy, Tenants are advised that there will be an increased monthly rent of £15pcm for the first pet, and a further £10pcm for each additional pet thereafter. This amount will be non-refundable at the end of the tenancy as it will form part of the monthly rental amount and is not a deposit.

Entrance Hall**Open plan living-dining room**

A great space for entertaining with wood flooring and dual aspect views over the front and rear gardens.

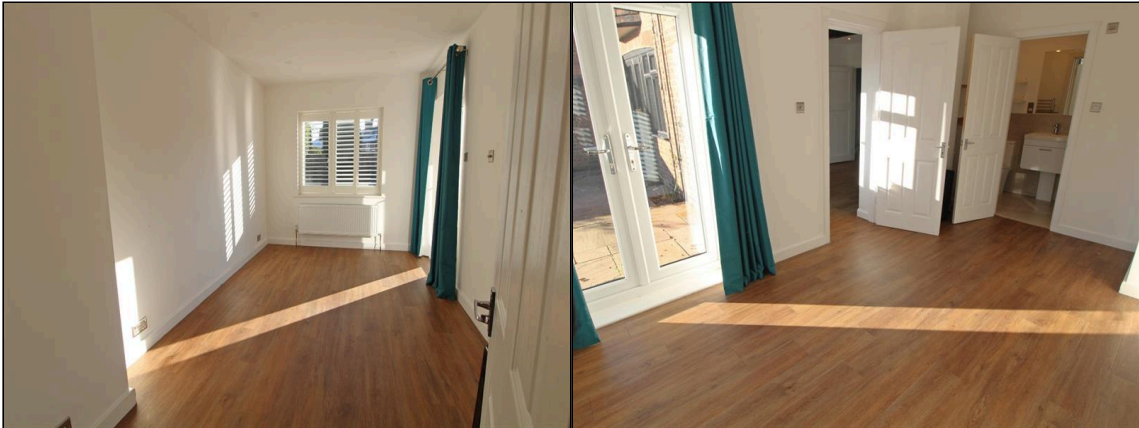


Kitchen

Fully fitted shaker style modern kitchen which is fitted with ample cupboards and integrated appliances, and wood flooring.

**Bedroom Four**

A downstairs bedroom enjoying an en-suite shower room, wood flooring, and views over the rear garden. This room could also serve well as a second reception space if required.

**En-suite shower room**

Fitted shower cubicle with wash basin and low level wc.

**Landing**

Bedroom One

Fitted with double wardrobe storage, carpet to floors and a window over looking the rear garden.



Bedroom Two

A well-proportioned single bedroom with windows to the front of the property and carpet to floor.



Bedroom Three

Situated to the rear of the property and offers fitted double wardrobes and built-in shelving unit. Carpet to floor.



Bathroom

Fitted main bathroom complete with white suite and tiled floor.



Summer House

A good size summer house at the bottom of the rear garden which is fully decorated throughout, with power and lighting, wood floorings and windows and French doors to the garden. Perfect use for a home office, gym or snug.

Garden



Driveway Parking

Gas Central Heating

Double Glazing

Floor plan



EPC

Energy performance certificate (EPC)

Gander Hill HAYWARDS HEATH RH16 1QX	Energy rating D	Valid until: 18 July 2026 <hr/> Certificate number: 8496-7123-4310-5657-1996
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Property type	Semi-detached house
Total floor area	103 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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
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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: 12th July 2024

Ref: 408416