

**PORTLAND MEWS, BEACONSFIELD CLOSE
BURGESS HILL, RH15 9A
£1,925 MONTHLY**



**3/4 BEDROOMS | GARAGE AND DRIVEWAY TO THE REAR | BATHROOM AND 2ND SHOWER ROOM
| CENTRAL LOCATION TO THE TOWN CENTRE | VERSATILE ACCOMMODATION**

Henry Adams Lettings in Haywards Heath are delighted to offer this 3/4 bedroom end-of-terrace family home situated in a cul-de-sac, close to Burgess Hill town centre, local schools and mainline train station. EPC Rating: D.. EPC Rating: D.

The property briefly comprises a paved front garden with mature shrubs and space for one vehicle. Inside the property you are welcomed by the entrance hall leading to a reception room which can be used as a downstairs bedroom or a living/dining room, there is an under stairs storage cupboard and a separate downstairs shower room with wc and hand basin. From the entrance hall there is a spacious living room with brick built fireplace and patio doors to the rear garden. To the rear of the property is a contemporary fitted kitchen complete with an electric oven with induction hob, a built in extractor above and optional washing machine, tumble dryer and fridge-freezer. There is a side door to the rear garden and patio area.

Upstairs the accommodation continues with a central landing area, the main bedroom has views over the rear garden, a further well proportioned double bedroom, a single third bedroom and a modern family bathroom with panel enclosed bath, wc and hand basin.

Outside, the private enclosed rear garden is easy to maintain with some low shrubs and a patio area adjacent to the house, and an area laid to lawn. A gate to the rear provides access to two parking spaces in front of the garage. The garage has an up and over door and can also be access via a side door from the garden. There is also side access to the front of the house via a lean to.

The property is only available 'Unfurnished' and comes with the benefit of ample parking, double glazing and gas fired central heating. Council Tax Band D. An internal viewing is highly recommended, strictly by appointment.

Material Information

Type of Property - End of Terrace House

Construction - Brick and 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 - 2 Car Parking Spaces on Driveway to the Rear. Plus a Garage

Building Safety - No issues known to agent

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

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 - A ground floor bedroom and a shower room available

Coalfield or mining area - No

Pet Clause

Charges for Pets: 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

1.22m x 2.46m

Shower Room

0.8m x 2.48m

Bedroom Four/Reception Room Two

2.72m x 3.73m



Living Room

5.0m x 3.72m



Kitchen

2.84m x 2.72m

Landing

1.85m x 0.98m

Bedroom One

3.0m x 3.7m



Bedroom Two

3.72m x 2.71m



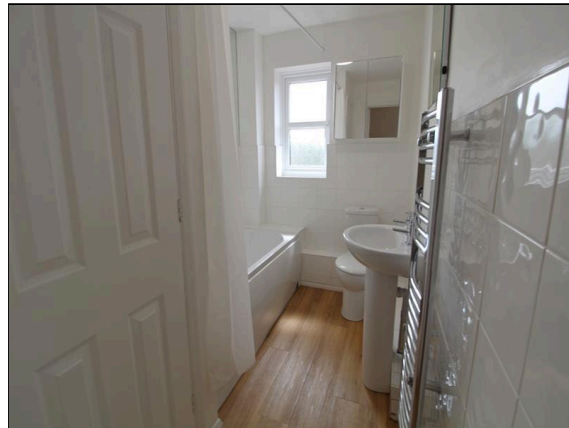
Bedroom Three

2.07m x 2.37m



Bathroom

2.62m x 1.77m



Garage

2.56m x 5.17m

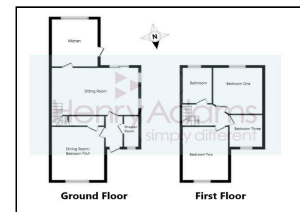


Southerly Facing Rear Garden



Parking

Floor Plan



EPC

Energy performance certificate (EPC)

Portland Mews Beaconsfield Close BURGESS HILL RH15 9AT	Energy rating	Valid until:	10 August 2027
	D	Certificate number:	8533-7228-5020-0000-2902

Property type: End-terrace house

Total floor area: 82 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+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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 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
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West Sussex, RH16 4LX
(Phone) 01444 450528 (Fax) (Email) 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: 15th July 2024

Ref: 330788