



Haywards Heath Lettings Branch, 1 Park Parade, Haywards Heath, West Sussex RH16 4LX  
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**BOSTON ROAD, HAYWARDS HEATH  
WEST SUSSEX, RH16 3PX  
£1,750 MONTHLY**



**CIRCA 1100SQFT OF MODERNISED ACCOMMODATION | THREE BEDROOM HOUSE  
| A WELCOMING AND SPACIOUS KITCHEN-DINING ROOM | GAS CENTRAL HEATING AND DOUBLE GLAZING  
| AVAILABLE END OF OCTOBER 2024 | GARDEN WORKSHOP WITH POWER AND LIGHTING  
| CLOSE PROXIMITY TO PRIMARY AND SECONDARY SCHOOLS**

To arrange a viewing call **01444 450528** View details online at [henryadams.co.uk](http://henryadams.co.uk)

**Residential** / Commercial / Rural / Development / Auctions

Henry Adams Lettings in Haywards Heath are delighted to present this immaculate three-bedroom terraced house, situated on Boston Road in the sought-after location of Haywards Heath, West Sussex. This stunning property is available for rent and offers approximately 1100sqft of modernised accommodation.

Upon entering the property, you are greeted with an entrance hall and stairs leading to the first floor. At the front of the property there is a cosy living room complete with alcove storage, and to the rear there is a welcoming and spacious kitchen-dining room, perfect for entertaining guests or enjoying a family meal. The property benefits from gas central heating and double glazing, ensuring a warm and comfortable living environment. There is also a cloakroom offering convenience and a utility room to the side of the kitchen which offers access to the rear garden.

The property comprises of three bedrooms, two of which have fitted wardrobe storage, providing ample space for a growing family or those in need of a home office. The main bathroom has recently been refitted to a stylish decor complete with panel enclosed bath with shower screen and shower, a vanity unit with sink and a wc. The bathroom is also fitted with partially tiled walls in a sleek grey and Aztec patterned tiles to the floor, a towel radiator and vanity mirror.

The property also features both front and rear gardens, to which the rear garden has a patio area adjacent to the house and steps up to a lawn area with a garden workshop with power and lighting, perfect for those who enjoy DIY projects or require additional storage space, set at the rear of the garden.

Situated in close proximity to primary and secondary schools, this property is ideal for families with children. There is street parking and the property is available from the end of October 2024.. The EPC rating for this property is D, and Council Tax is band C.

In summary, this property offers a fantastic opportunity to rent a beautifully presented three-bedroom terraced house complete with modernised accommodation, and is not one to be missed. Contact us today to arrange a viewing.

#### **Material Information**

Type of Property - Mid-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 - Street Parking

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

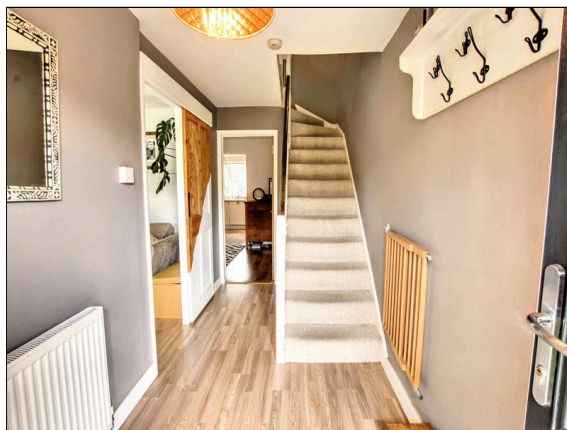
Coastal Erosion - Very low risk

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, ground floor cloakroom

Coalfield or mining area - No

#### **Hallway**



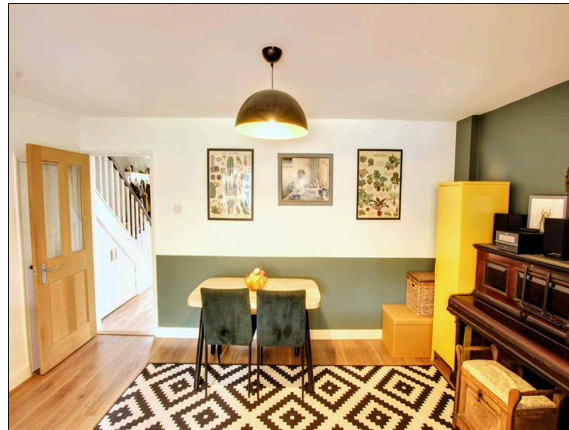
**Living Room**



**Kitchen**



**Open Plan Dining Room**



**Cloakroom**



**Utility Room**

**Landing**

**Bedroom One**



**Bedroom Two**



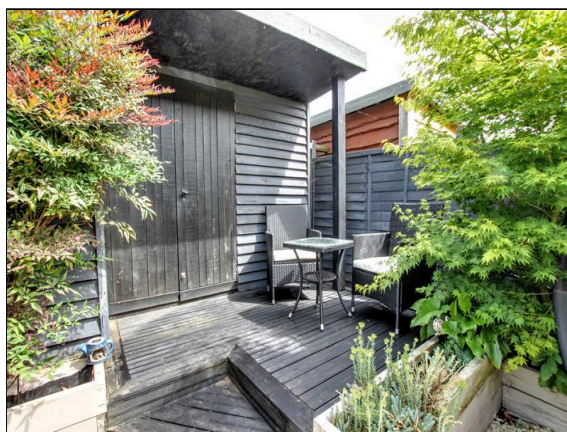
**Bedroom Three**



**Bathroom**



**Garden Workshop**



**Garden**

**Street Parking**

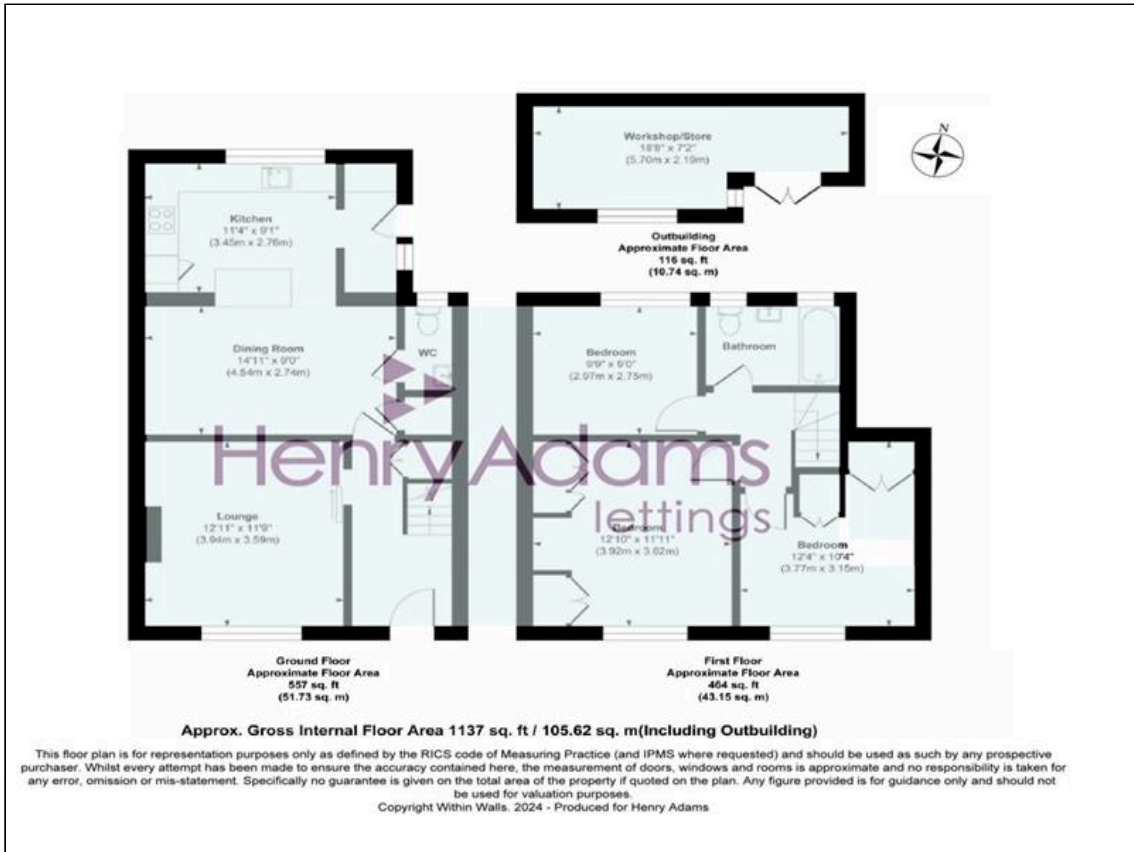
**Central Heating**

**Double Glazing**

**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.

Floor Plan



EPC

# Energy performance certificate (EPC)

Boston Road HAYWARDS HEATH RH16 3PX	Energy rating	Valid until:	11 June 2034
	<b>D</b>	Certificate number:	2311-8282-0833-2881-1724

Property type	Mid-terrace house
Total floor area	92 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-letted-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-letted-property-minimum-energy-efficiency-standards-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.](#)



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.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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)**

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 October 2024

Ref: 420482