



Haywards Heath Lettings Branch, 1 Park Parade, Haywards Heath, West Sussex RH16 4LX
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**CHOWNES MEAD LANE, HAYWARDS HEATH
WEST SUSSEX, RH16 4B
£2,700 MONTHLY**



**Detached Cottage | Ample Driveway Parking | Three Bedrooms
| Newly Fitted Main Bathroom and Second Shower Room | Two Reception Rooms
| Re-fitted Shaker Style Kitchen with Appliances | New Carpet and Freshly Painted Throughout
| Southerly Facing Garden | Stunning Plot and Location | Private Residency**

Henry Adams Lettings in Haywards Heath are delighted to offer this home. Situated in the sought-after Chownes Mead Lane of Haywards Heath, West Sussex, this charming detached cottage is now available for rent after having been lovingly refurbished throughout. Boasting a total of three bedrooms and two bathrooms, this property offers ample living space with two reception rooms, making it an ideal family home.

Constructed in an older style, the property exudes character and charm. The newly fitted main bathroom and second shower room provide modern convenience, while the re-fitted Shaker style kitchen with appliances adds a touch of elegance to the home. The living room offers a bay window and fireplace for those cosy nights in. Whilst the separate dining room offers space to dine and entertain.

The property has been recently refreshed with new carpet and fresh paint throughout, creating a welcoming and inviting atmosphere. Outside, the southerly facing garden offers a peaceful retreat, perfect for relaxing or entertaining guests.

With ample driveway parking and a stunning wrap around garden with adjacent patio facing south, this property offers a private residency in a desirable area. Don't miss the opportunity to make this your new home. Contact us now for more information. EPC rating - D and Council Tax band: F.

Offered unfurnished only but a viewing is highly recommended to appreciate the level of accommodation.

Material Information

Type of Property - Detached 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 - Driveway Car Parking Spaces

Building Safety - No issues known to agent

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

Rights and Easements - Shared Driveway Entrance only with Neighbouring Plot (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 - Stepped access, ground floor shower room available.

Coalfield or mining area - No

Hallway

2.4m x 1.0m

Living Room

3.8m x 3.2m



Shower Room

1.9m x 2.4m



Reception 2

4.4m x 3.4m



Kitchen

3.4m x 2.3m



Landing

4.6m x 0.8m

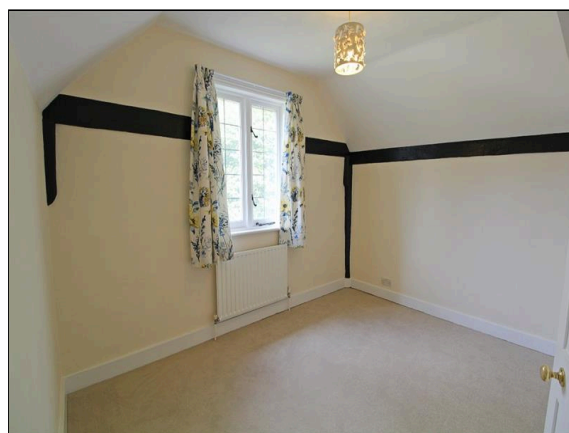
Bedroom One

3.5m x 3.39m



Bedroom Two

3.4m x 2.64m



Bedroom Three

2.8m x 3.5m



Bathroom

3.43m x 2.6m

**Southerly Facing Garden****Driveway Parking****Gas 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.

EPC

Energy performance certificate (EPC)

Chownes Mead Lane HAYWARDS HEATH RH16 4BS	Energy rating D	Valid until 1 October 2034
		Certificate number 8434-0520-1409-0112-2206

Property type	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		75 C
55-68	D	57 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.

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**

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: 4th March 2025

Ref: 424441