

**HATCHGATE LANE, CUCKFIELD  
WEST SUSSEX, RH17 5DU  
£700 MONTHLY**



**SELF-CONTAINED ONE BEDROOM ANNEXE | ALL BILLS INCLUDED | COUNCIL TAX INCLUDED  
| GAS CENTRAL HEATING | DOUBLE GLAZING | CUL-DE-SAC LOCATION | CLOSE TO VILLAGE HIGH STREET**

Henry Adams in Haywards Heath Lettings are delighted to offer a modern studio annexe, set in a cul-de-sac location of the village of Cuckfield. EPC Rating: E.

The accommodation is a self-contained Annexe, set on the rear side of the main house. Inside, the accommodation comprises an kitchenette area complete with cupboard, an oven and a fridge. Washing machine will be fitted. Upstairs there is a studio room which has a storage cupboard. To the rear of the annexe and a separate shower room which is fitted with double shower, wc and wash basin.

The property also benefits from gas central heating and double glazing, parking is on street. Included in the rent per calendar month are the heating bills, water rates, council tax and TV licence. The property is available as part-furnished.

Please note the property is attached to a private residence and is quaint private annexe dwelling.

#### **AGENTS NOTE**

Please note this property is located to the rear of the main property, and therefore is an annexe conversion connected to the landlord's home. Therefore all utility bills including electricity, gas, water and council tax are inclusive to the price per calendar month. There is no outside space/garden use at this property.

#### **Kitchen**



#### **Studio bedroom/living space**



**Bathroom**



**Residents Street Parking**

EPC

# Energy performance certificate (EPC)

Hatchgate Lane  
Cockfield  
Haywards Heath  
RH17 5DU

Energy rating

E

Valid until:

15 October 2030

Certificate  
number:

2662-5523-6459-7796-7296

Property type

Semi-detached house

Total floor area

179 square metres

## Rules on letting this property

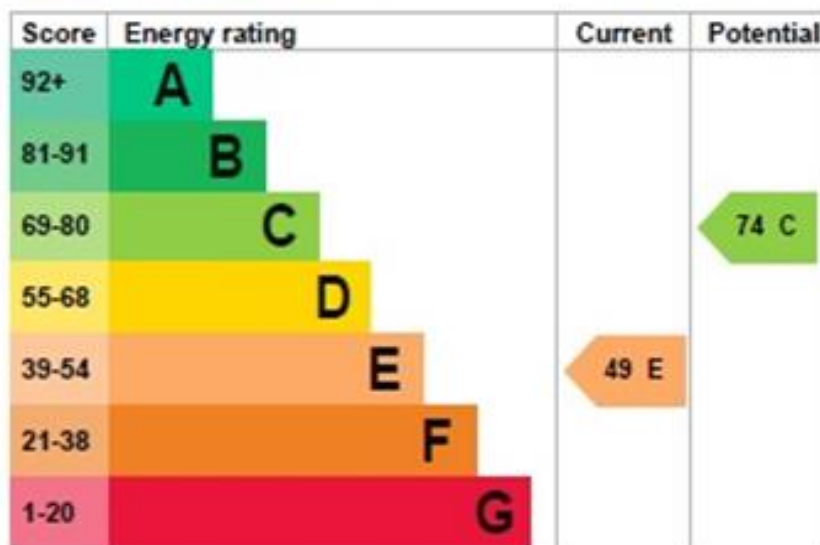
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/600000/guidance-for-landlords-on-the-regulations-and-exemptions.pdf) ([https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/600000/guidance-for-landlords-on-the-regulations-and-exemptions.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/600000/guidance-for-landlords-on-the-regulations-and-exemptions.pdf))

## Energy rating and score

This property's energy rating is E. It has the potential to be C.

[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: 7th February 2024.

Ref: 321642