



Haywards Heath Lettings Branch, 1 Park Parade, Haywards Heath, West Sussex RH16 4LX  
Phone: 01444 450528 Fax: Web: [www.henryadams.co.uk](http://www.henryadams.co.uk) E-Mail: [haywardsheathlettings@henryadams.co.uk](mailto:haywardsheathlettings@henryadams.co.uk)

**MEADOWS  
HAS SOCKS, BN6 8E  
£1,950 MONTHLY**



**DETACHED, 3 BEDROOM HOUSE IN SOUGHT AFTER LOCATION**  
**| SITUATED AT THE END OF A QUIET RESIDENTIAL CLOSE**  
**| MODERN AND CONTEMPORARY KITCHEN AND BATHROOM | NEUTRAL DECOR THROUGHOUT**  
**| OPEN PLAN KITCHEN / DINING ROOM AT THE REAR | SIZEABLE, LOW MAINTENANCE REAR GARDENS**  
**| ATTACHED SINGLE GARAGE WITH POWER AND LIGHT**  
**| GAS FIRED CENTRAL HEATING AND DOUBLE GLAZED WINDOWS | AVAILABLE 'UNFURNISHED'**

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 offer this recently refurbished and immaculately presented, 3 bedroom detached house, complete with sizeable rear garden and attached garage, situated at the end of a sought after residential close in the popular village of Hassocks. EPC - C.

The property has been comprehensively refurbished throughout, with neutrally decorated walls, contemporary carpets / flooring / blinds, modern kitchen with various appliances and a stylish new bathroom.

Accommodation briefly comprises an enclosed entrance porch / lobby with space for shoes / boots / cloaks, a door leading in to a spacious hallway with under stairs storage cupboard and stylish ceramic tiled flooring throughout, a spacious bright and airy lounge / sitting room, a large open plan kitchen / dining room situated at the rear of the house. The kitchen is modern and boasts dark granite effect work surfaces with a breakfast bar and white cupboards / units below, an oven, a hob with an extractor above, a fridge / freezer, a slim-line dishwasher, a washing machine. This is also space for a sizeable dining table and a door leading out to the rear garden.

Upstairs the property boasts a bright and airy landing area with built in storage cupboard, separate first floor WC with stylish ceramic tiled flooring, modern bathroom with ceramic flooring, bath, shower over, glass screen, wash basin with vanity cupboard below and a chrome heated towel rail. There are two well proportioned double bedrooms, both of which boast built in wardrobes and bedroom three is a standard sized single bedroom / nursery / study.

Outside the property boasts a front garden which is predominantly laid to lawn. The rear garden is sizeable and laid to lawn with secure fencing to all sides. The landlord has arranged for the grass to be cut regularly at their expense so this is included in the rental price.

The property is available 'unfurnished' and boasts gas fired central heating and double glazing. Council Tax Band E.

**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.

**Material Information**

Type of Property - 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 - 1 Car Parking Spaces on Driveway.

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 into property. No ground floor wc or bedroom available.

Coalfield or mining area - No

**Hallway**

A spacious hallway with under stairs storage cupboard and stylish ceramic tiled flooring throughout.  
3.97m x 1.81m

**Lounge / Sitting Room**

Spacious bright and airy lounge / sitting room with views over the front garden.  
3.47m x 4.39m

**Open Plan Kitchen / Dining Room**

A large open plan kitchen / dining room situated at the rear of the house. The kitchen is modern and boasts dark granite effect work surfaces with white cupboards / units below, oven, hob, extractor above, fridge / freezer, slim-line dishwasher, washing machine, breakfast bar, space for a sizeable dining table and door leading out to the rear garden.  
3.4m x 5.29m

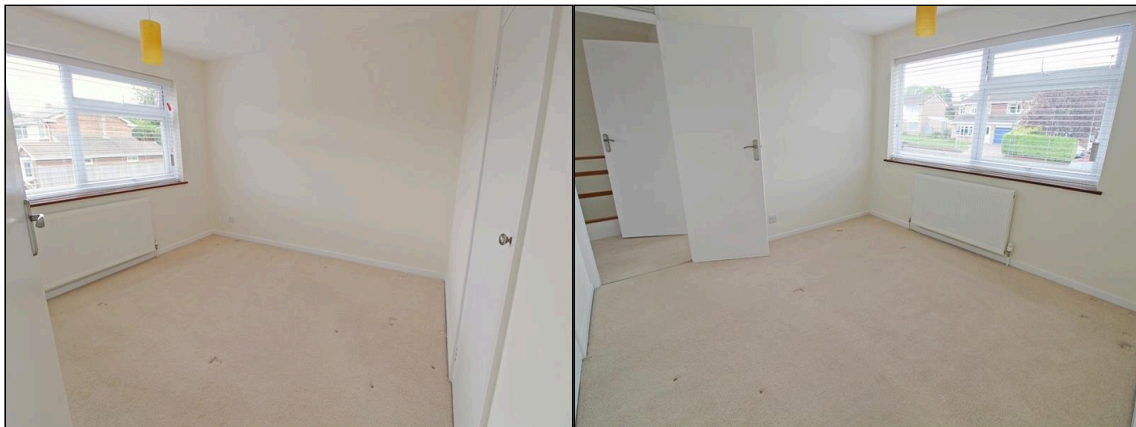
**Landing Area**

A bright and airy landing area with built in airing / linen cupboard.  
3.18m x 1.98m

**Bedroom 1**

A well proportioned double bedroom with built in wardrobes and views over the front garden.

3.18m x 3.08m

**Bedroom 2**

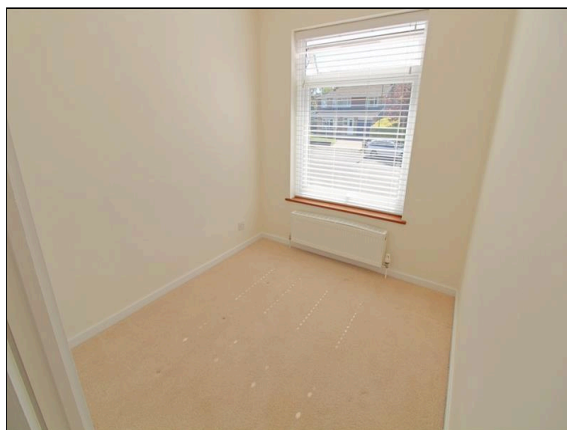
A well proportioned double bedroom with built in wardrobe and views over the rear garden.

2.95m x 3.39m

**Bedroom 3 / Nursery / Study**

A standard sized bedroom or nursery or study.

2.02m x 2.23m





**Bath / Shower Room**

A modern bathroom with ceramic flooring, bath, shower over, glass screen, wash basin with vanity cupboard below and a chrome heated towel rail.

1.51m x 1.67m

**Cloakroom with WC**

First floor WC with stylish ceramic tiled flooring.

1.45m x 0.75m

**Garden**

Outside the property boasts a front garden which is predominantly laid to lawn. The rear garden is sizeable and laid to lawn with secure fencing to all sides. The landlord has arranged for the grass to be cut regularly at their expense so this is included in the rental price.



**Garage**

Attached single garage with power / light and up / over door to the front and personnel door a the rear leading out to the rear garden.

5.1m x 5.8m

**Driveway Parking**

Driveway parking.

**Central Heating**

Gas fired central heating.

**Double Glazing**

Double Glazing.

**Floor Plan**

EPC

# Energy performance certificate (EPC)

Meadows HASSOCKS BN6 8EH	Energy rating <b>C</b>	Valid until: 13 April 2026
		Certificate number: 8702-1944-6329-1697-6463

## Property type

Detached house

## Total floor area

81 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 current energy rating is C. 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		87 B
69-80	C	72 C	
55-68	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 properties in England and Wales:

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

**ADDITIONAL INFORMATION**

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: 23/05/2025

Ref: 226671