

**RYECROFT, HAYWARDS HEATH
WEST SUSSEX, RH16 4NW
£1,450 MONTHLY**



**Close proximity to Town Centre and train station | Two Bedroom House | Allocated Parking
| Easterly Facing Rear Garden | Cul-De-Sac Location | Available June 2025**

Henry Adams Lettings in Haywards Heath are delighted to offer this well-presented two double bedroom mid-terrace house with a good size rear garden and allocated parking, situated in a cul-de-sac within walking distance to Haywards Heath town centre. EPC Rating: C.

The accommodation briefly comprises of an entrance hall, an open plan dual aspect living space with the kitchen to the rear of the property. The kitchen, provides ample space for a dining table and chairs, and is fitted with a range of wall and base units, gas hob, oven, and dishwasher, with French doors out to the rear garden.

The first floor comprises an extremely spacious master bedroom and a well proportioned double second bedroom; both with fitted storage cupboards. The family bathroom is fitted with a modern white suite, electric shower and fully tiled walls.

The front garden has an area laid to lawn with steps up to the front door. The rear garden is Easterly facing with a patio area adjacent to the house, an area laid to lawn and a shed to the rear, all enclosed by a fenced border.

Other attributes includes gas central heating, double glazing, redecoration throughout and an allocated parking space. This property is available on an 'unfurnished' basis only. Council tax band C.

Material Information

Type of Property - Terraced 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 - 1 Car Parking Spaces

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 to front door.

Coalfield or mining area - No

Hallway

Living Room

Kitchen



Landing

Bedroom One



Bedroom Two

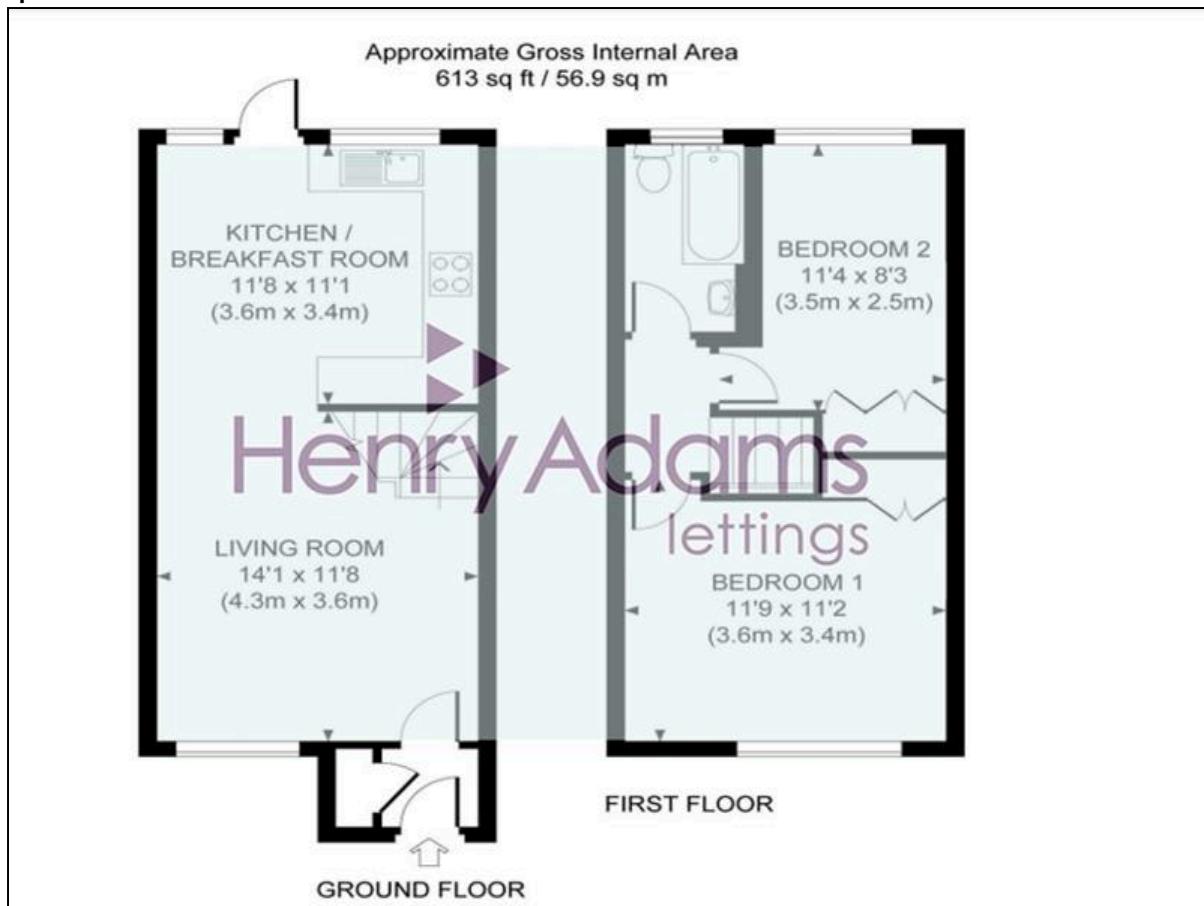


Bathroom



Garden

Floor plan



Energy performance certificate (EPC)

Ryecroft HAYWARDS HEATH RH16 4NW	Energy rating C	Valid until: 6 February 2032 Certificate number: 2167-5638-2681-6121-6802
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Property type

Mid-terrace house

Total floor area

56 square metres

Rules on letting this property

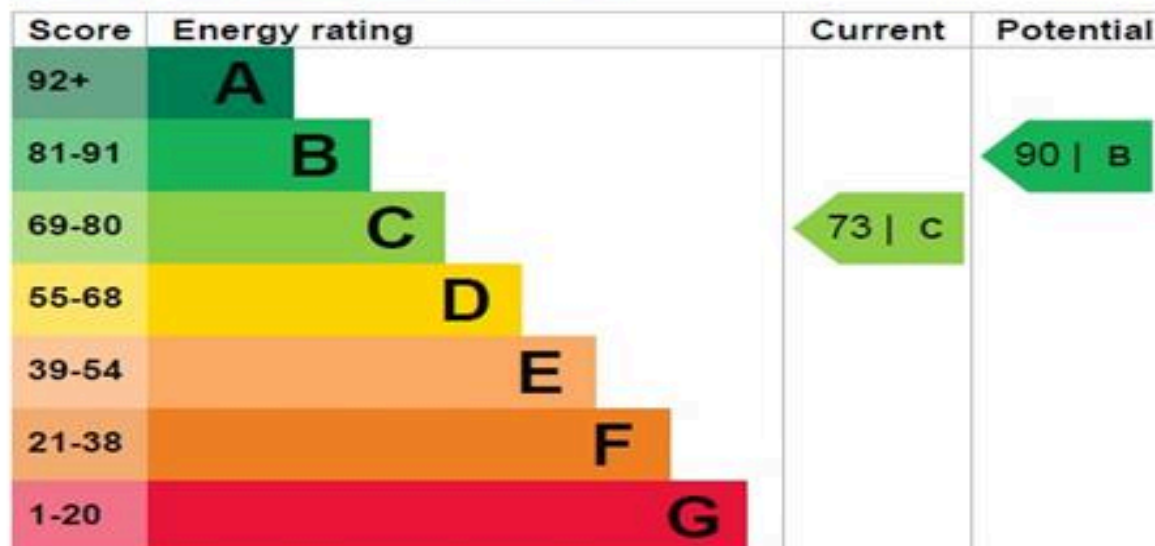
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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

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
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: 3rd June 2025

Ref: 262518