



Haywards Heath Lettings Branch, 1 Park Parade, Haywards Heath, West Sussex RH16 4LX
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SERGISON CLOSE, HAYWARDS HEATH WEST SUSSEX, RH16 1H £2,900 MONTHLY



DUAL ASPECT LIVING ROOM WITH VAULTED CEILING | VERSATILE 5-BEDROOM DETACHED HOUSE
| PRIVATELY ENCLOSED SOUTHERLY ASPECT REAR GARDEN | HIGHLY DESIRABLE LOCATION OF LUCASTES
| 0.6 MILE WALK FROM MAINLINE TRAIN STATION | CLOSE PROXIMITY TO SCHOOLS AND SHOPS
| MODISH DECOR AND LIVING STYLE THROUGHOUT | DRIVEWAY PARKING FOR TWO VEHICLES | HOME OFFICE

To arrange a viewing call **01444 450528** View details online at henryadams.co.uk

Residential / Commercial / Rural / Development / Auctions

Henry Adams Haywards Heath Lettings are pleased to present this stunning 5-bedroom detached house, which is located in the desirable west side of town. EPC Rating: D.

The property has been thoughtfully renovated to a high standard throughout and offers an abundance of space with versatile use. The accommodation is approached via a driveway with parking for two vehicles, and an area of lawn and side access to the rear garden. The front entrance offers an open-plan welcoming space with a separate utility/cloakroom (with space for washing machine and tumble dryer) and access to one of the double bedrooms, which benefits from an en suite shower room and a window to the front of the property.

The kitchen is fully fitted with a modish grey design cabinets and white composite worktop and upstands, and separate cooking island which is fitted with an Ash worktop, an induction hob and a sleek feature extractor hood above. The kitchen offers integrated appliances such as a fridge-freezer, a dishwasher, a double oven and also has fitted double bin cupboards and an undercounter sink with mixer tap. An additional feature to this room are the bi-folding doors which provide a seamless transition to the rear garden and patio, for indoor-outdoor living.

From the entrance hall there are a few steps leading up to a dual aspect living room which boasts a vaulted ceiling, a wood burner, and sliding doors out to the raised patio. Up the main staircase there is a landing area with a large storage cupboard and four well-proportioned bedrooms, to which the largest bedroom on this floor benefits from built in wardrobe storage. The newly fitted main bathroom is complete with freestanding bath tub and a mixer tap, a separate double shower enclosure, a wash basin with vanity unit and mirror above, a wc and a heated towel radiator.

Outside, the rear garden enjoys a southerly aspect and a very private space, enclosed by a fence and sleepers boarder with woodland to the rear. From the house there is an adjacent patio area which offers two spaces, one from the kitchen and further raised area, parallel to this an area laid to lawn and some mature shrubs. There is a pathway leading to the summer house/shed which offers two separate spaces, to the front is a work space (10'11 x 6'6) and to the rear a good size storage area (11' x 8'6, both of which benefit from power and lighting.

Other attributes include double glazing throughout and gas central heating. Council Tax Band F. Available on an 'Unfurnished' Basis Only.

Location

Situated in this sought after location just a short walk (0.6 miles) to Haywards Heath mainline station servicing trains to central London (Victoria/London Bridge 42-45 minutes). Local amenities such as the Dolphin Leisure complex, Sainsbury's and Waitrose superstores are close by, whilst a walk into the town centre would offer a wide range of shops and The Broadway with an array of restaurants.

There is easy access to the A23 which provides a direct route to the motorway network. Gatwick Airport is just over 13 miles to the north; and then the city of Brighton and the south coast is 15.4 miles to the south. The South Downs National Park and Ashdown Forest are both within an driving distance which offer stunning countryside walks.

The well regarded Harlands Primary School is within easy reach as is Warden Park Academy, Cuckfield.

Pet disclaimer

Charges for Pets: 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.

Entrance Hall

A welcoming space

**Cloakroom/Utility Room**

Fitted with a hand wash basin, a wc and a useful cupboard which has space for a washing machine and tumble dryer, as well as storage.

**Kitchen**

Fully fitted modish kitchen with views over the rear garden, and is a perfect space for entertaining and open plan living.



Living Room

Raised at mid-level from the kitchen, which provides a separate feel to the room. Parquet flooring and ample natural light.

**Bedroom/Reception Room**

A versatile room which is currently used as a bedroom, but could also work as an playroom, snug or home office if required.



En Suite Shower Room

Accessed from the bedroom/second reception room and is fitted with a shower cubicle, a wash basin and a wc.

**Landing**

Useful storage cupboard.

Bedroom

Largest of the bedrooms on the first floor and is fitted with wardrobe storage.

**Bedroom Three**

A double room with a large window to the front of the property.



Bedroom Four

A well proportioned room

**Bedroom Five**

A spacious bedroom with a window to the front of the property.

**Main Bathroom**

A stylish bathroom which has been cleverly arranged to fit both freestanding bath tub and walk-in shower enclosure. Also a wash basin with vanity unit, a wc and heated towel radiator.



Garden



Driveway Parking

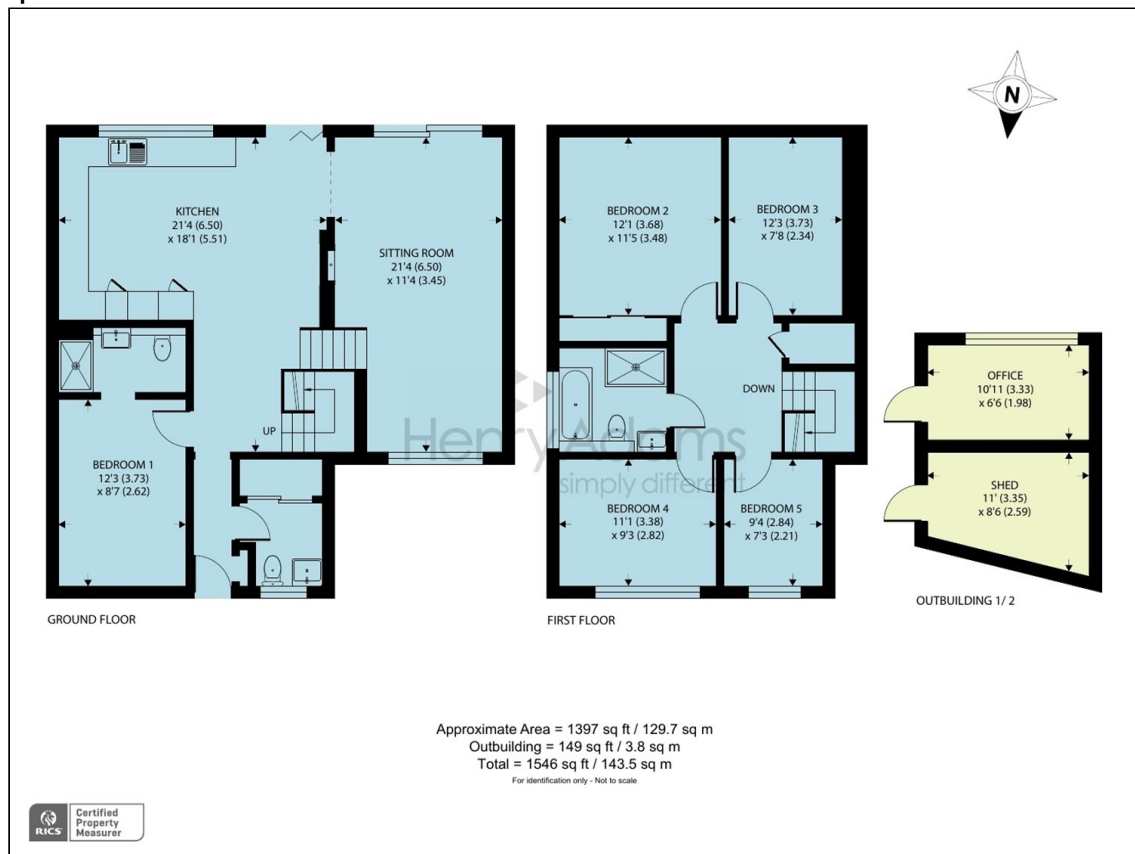
A driveway with parking for two vehicles.



Double Glazing

Gas Central Heating

Floor plan



EPC

Energy performance certificate (EPC)

Sergison Close
HAYWARDS HEATH
RH16 1HU

Energy rating

D

Valid until: 13 May 2028

Certificate
number: 8608-7725-1460-1444**Property type**

Detached house

Total floor area

122 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 efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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: 5th September 2025

Ref: 393160