

**HIGH STREET, ARDINGLY  
HAYWARDS HEATH, WEST SUSSEX, RH17 6T  
£1,650 MONTHLY**



**21ft Sitting - Dining Room, with Wood Burner | Three Bedrooms | Semi-Detached Cottage in a Village Location  
| 60ft Mature Rear Garden Filled With An Abundance of Flowers and Shrubs  
| Country Shaker Style Fitted Kitchen With Oak Worktop | Conservatory To The Rear | Modern Fitted Shower Room  
| Spacious And Welcoming Entrance Reception Room**

Situated in the charming village of Ardingly, Haywards Heath, West Sussex, this beautiful period semi-detached cottage is now available for rent. Boasting a delightful blend of character and modern comforts, this property offers a cozy and inviting living space.

Upon entering, you are greeted by a spacious and welcoming entrance reception room, leading to a 21ft sitting-dining room featuring a wood burner, perfect for cozy evenings with family and friends. The country shaker style fitted kitchen with oak worktop adds a touch of rustic charm, while the conservatory at the rear of the property provides a tranquil spot to relax and unwind.

This lovely home comprises three bedrooms, ideal for a growing family or those in need of a home office space. The modern fitted shower room ensures convenience and comfort for residents.

One of the standout features of this property is the 60ft mature rear garden, filled with an abundance of flowers and shrubs, creating a peaceful outdoor retreat perfect for enjoying sunny days or al fresco dining.

Don't miss the opportunity to make this semi-detached cottage your new home. Contact us now to arrange a viewing and experience the warmth and character of this delightful property. Offered at a competitive price of £1650 pcm, this is a rare find in a sought-after location. Council Tax Band D. EPC Rating C.

### Material Information

Type of Property - Semi-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 Plus Log Burner

Broadband - TBC (Download speed available from Ofcom or your provider)

Mobile Reception - Multiple Networks Available (Information available from Ofcom)

Parking - Street Parking (unrestricted)

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.

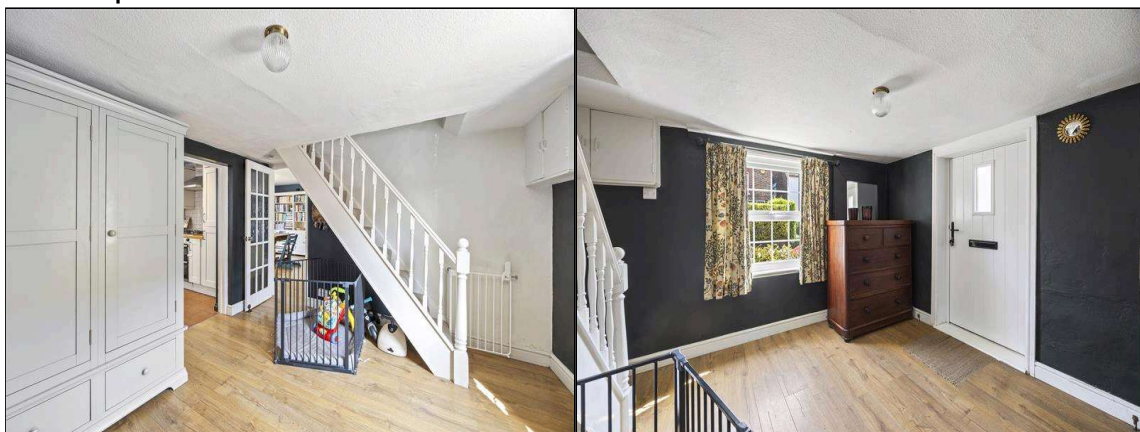
Property accessibility/adaptations - Stepped access, ground floor bedroom and bathroom available.

Coalfield or mining area - No

### 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 Reception





**Kitchen**



**Living - Dining Room**



**Living Room**



**Landing**

**Bedroom One**



**Bedroom Two**



**Bedroom Three**



**Shower Room**

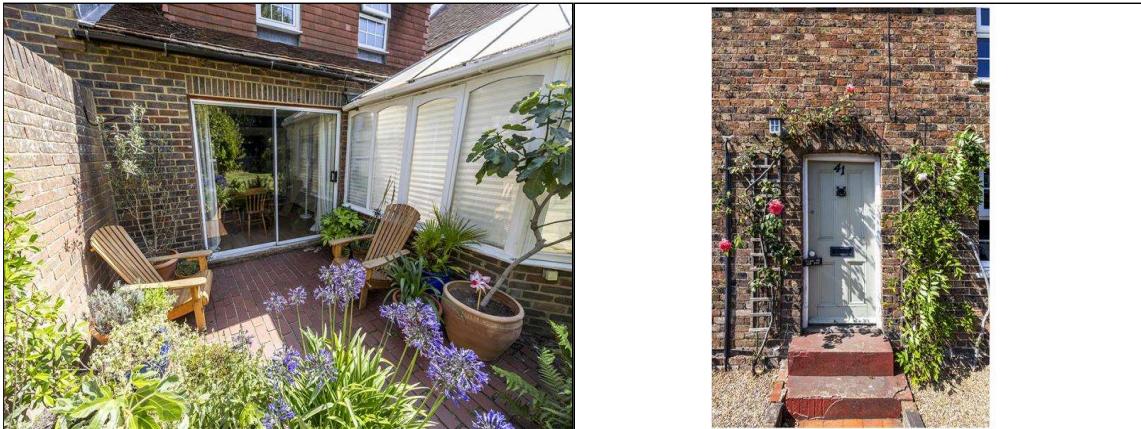




**Garden**



**External**



**Double Glazing**

**Gas Central Heating**

## Floor Plan



EPC

# Energy performance certificate (EPC)

41 High Street Ardingly HAYWARDS HEATH RH17 8TB	Energy rating <b>C</b>	Valid until:	17 August 2035
		Certificate number:	7135-5728-8500-0858-3292

Property type Semi-detached house

Total floor area 90 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 C. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	69 C	76 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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.

**Important Fee 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**

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: 23rd August 2025

Ref: 426723