

**MARLBOROUGH DRIVE, BURGESS HILL
WEST SUSSEX, RH15 0
£2,150 MONTHLY**



**Recently Renovated Detached Home | Garage And Driveway Parking
| Newly Fitted Carpets and New Flooring Throughout | Available October 2025 | Three Bedrooms
| Good Size Mature Rear Garden - With Gardening Services Included (stc).**

Henry Adams Haywards Heath Lettings are pleased to offer this recently renovated and well presented three bedroom link detached home, which is located in a popular area of Burgess Hill, with close proximity to local schools and within easy walking distance of the town centre and train station. EPC Rating: C.

The accommodation briefly comprises an entrance hall and an under stairs cupboard, a refitted downstairs cloakroom and just off the hall is the living room which is situated at the front of the property with a large bay window. There is a separate dining room and newly fitted kitchen with appliances, both rooms offer access to the rear garden. Upstairs there are two double bedrooms with wardrobes, and one well-proportioned single. The shower room is fitted with a white suite consisting of a shower cubicle, a wash basin with mirror above and vanity unit, and a low level wc.

The front garden is predominantly laid to lawn with a driveway and garage. The rear garden is enclosed by a fence border and features mature shrubs and trees, an area of lawn and a patio area adjacent to the house, as well as a garden shed.

Other attributes include double glazing and gas central heating and freshly painted throughout the house including new carpets and wood effect flooring. Gardening services included in the rent (enquire within for full details). Council tax band E.

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.

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 Space on Driveway plus unrestricted street parking

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 - A step into front door. Downstairs cloakroom available.

Coalfield or mining area - No

Entrance hall

Hall with under stairs storage cupboard and access to all rooms.

1.32m x 2.90m

Cloakroom

Newly fitted with hand basin and wc.

1.58m x 1.06m



Living Room

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

5.47m x 4.67m



Dining Room

Adjacent to the kitchen, with a patio door leading out to the garden. Stairs leading to bedrooms and bathroom.

2.71m x 4.21m



Kitchen

Fitted with matching wall and base units, appliances include an under counter fridge, a slimline dishwasher, an oven and a hob, and a washing machine. Back door leading to the garden.

2.62m x 3.25m

Landing

2.88m x 2.03m

**Bedroom One**

A well-proportioned double, with built in wardrobe storage and a window overlooking the rear garden.

3.28m x 3.37m

**Bedroom Two**

Double second bedroom also benefitting from built in wardrobe storage and a window overlooking the front garden.

2.65m x 3.42m



Bedroom Three

A well-proportioned single bedroom with window to the front.

2.75m x 2.50m



Shower Room

Shower cubicle with glass screen, and shower, wc and wash basin.

2.01m x 2.04m



Garage

With power and lighting. Up and over door to the front and a single door to the rear.

5.56m x 2.51m

Driveway Parking

Garden

Regular Gardening services are included within the monthly rental - Enquire for more information.



Gas Central Heating

Double Glazing

Floor plan



EPC

Energy performance certificate (EPC)

Marlborough Drive
BURGESS HILL
RH15 0EU

Energy rating

C

Valid until: 17 January 2034

Certificate
number: 4834

Property type

Detached house

Total floor area

92 square metres

Rules on letting this property

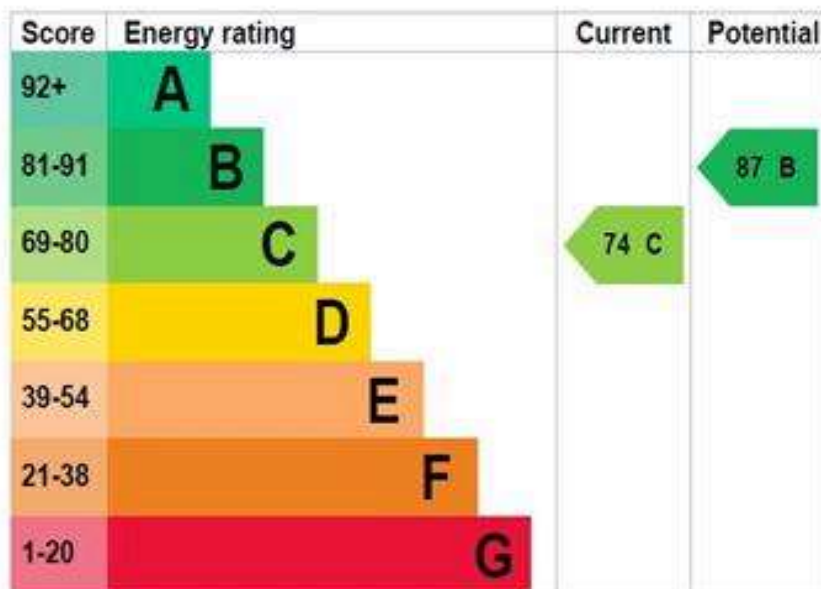
Properties can be let if they have an energy rating from A to E.

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 B.

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



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

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 September 2025

Ref: 383052