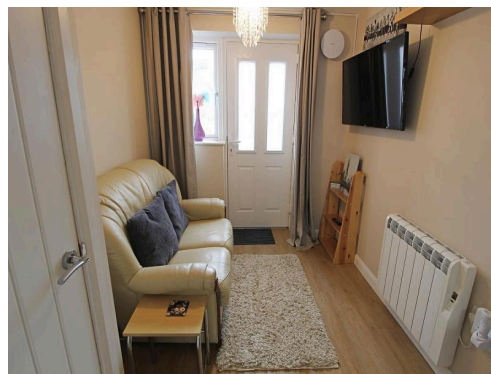




Haywards Heath Lettings Branch, 1 Park Parade, Haywards Heath, West Sussex RH16 4LX
Phone: 01444 450528 Fax: Web: www.henryadams.co.uk E-Mail: haywardsheathlettings@henryadams.co.uk

**PRIMROSE CLOSE, BURGESS HILL
WEST SUSSEX, RH15 8U
£900 MONTHLY**



**COSY ANNEXE CONVERSION | ONE BEDROOM | ALL UTILITIES AND BILLS INCLUDED | FURNISHED AS SEEN
| CUL-DE-SAC LOCATION | MODERN FINISH THROUGHOUT**

Henry Adams in Haywards Heath Lettings are delighted to offer a modern one bedroom annexe, set in a cul-de-sac location of Burgess Hill EPC Rating: C.

The accommodation has been renovated to a high standard and to a well throughout layout to provide as much space as possible. On approaching the property there is a private entrance. Inside the accommodation comprises an open plan living area with a fully fitted kitchen. The kitchen is complete with modern cabinets and a wood work top, a washing machine, an under counter fridge-freezer, an oven and a hob. There is a double bedroom with double ottoman bed, with a fitted wardrobe, to the rear of the annexe and a separate shower room which is fitted with double shower, wc and wash basin.

The property also benefits from electric heating system, street parking in a privately located cul-de-sac and all bills, including water and council tax, are included to the monthly rent. The property is available as furnished.

Please note the property is attached to a private residence and is a conversion of a garage with extension, therefore the property is quaint in size

Material Information

Type of Property - Annexe to main residence

Construction - Brick and Pitched Roof

Rooms - See Description for Measurements.

Utility Information - All bills are included

Sewerage - Mains drainage (South East Water)

Heating - Central Heating

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

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

Parking - Residential Road - Street parking unallocated

Building Safety - No issues known to agent.

Restrictions (Lease, Building Status, Covenants) - None known to agent

Rights and Easements - Access over the landlord's driveway as this property is attached to the main residence

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

Open plan living area



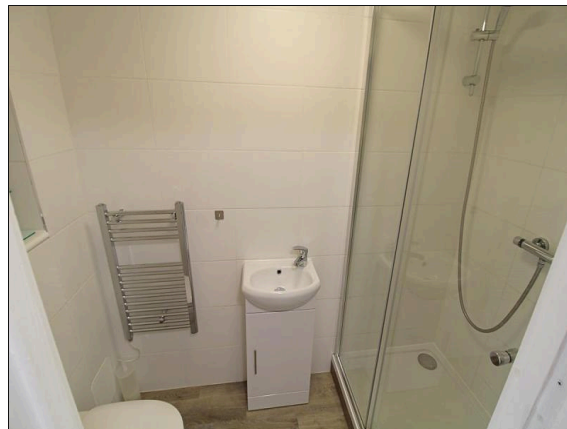
Kitchen



Bedroom



Shower Room



Electrical Heating

Double Glazing

On street parking

EPC front page

Energy performance certificate (EPC)

Primrose Close BURGESS HILL RH15 8UX	Energy rating C	Valid until: 23 August 2031 Certificate number: 2413-2417-0124-9727-6319
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Property type
Mid-terrace house

Total floor area
101 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 C.

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

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

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: 17th October 2025

Ref: 351171