



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

**GOSSOPS DRIVE, CRAWLEY
WEST SUSSEX, RH11 8L
£1,850 MONTHLY**



**SEMI-DETACHED HOUSE | LIVING ROOM WITH FIREPLACE AND SEPARATE DINING ROOM
| TWO DOUBLE BEDROOMS, PLUS A THIRD BEDROOM | REFURBISHED MODERN BATHROOM
| GOOD SIZE REAR GARDEN | NEWLY FITTED BOILER | SEPARATE STUDY/SNUG
| AVAILABLE FROM MID DECEMBER**

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

Residential / Commercial / Rural / Development / Auctions

Welcome to this stunning and modern semi-detached house which boasts three spacious bedrooms, a stylish bathroom, and three reception rooms, providing ample space for a comfortable and luxurious lifestyle.

As you step inside, you'll be greeted by a beautifully decorated living room with a cozy fireplace, perfect for relaxing evenings with family and friends. The separate dining room, with French doors to the garden, is ideal for hosting dinner parties and gatherings, while the additional study/snug offers a quiet space for work or relaxation. The kitchen is set at the rear of the property with a door to the garden. The kitchen is fitted with matching wall and base units, a washing machine, a fridge/freezer and a gas cooker.

The property features two double bedrooms and a third bedroom, providing plenty of space for all. The refurbished modern bathroom is a highlight of the property, offering a sleek and stylish space to unwind after a long day.

The good-sized rear garden is perfect for outdoor entertaining and relaxation. The newly fitted boiler ensures that you'll stay warm and comfortable all year round.

The Council Tax Band is C and EPC Rating C, as well as double glazing throughout and street parking.

This property is conveniently located close to local amenities and transport links, making it the perfect choice for those seeking a modern and stylish lifestyle. Don't miss out on the opportunity to make this beautiful property your new home. Contact us today to arrange a viewing!

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

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

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

Parking - Street parking - not reserved

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 - Flat access.

Coalfield or mining area - No

Entrance Hall

1.77m x 0.76m

Living Room

3.27m x 4.47m



Dining Room
2.66m x 2.91m



Kitchen
2.83m x 2.19m



Study/Snug
3.23m x 1.38m



Landing
2.86m x 0.7m

Bedroom One
3.22m x 3.21m



Bedroom Two
3.70m x 3.0m



Bedroom Three
3.49m x 2.09m

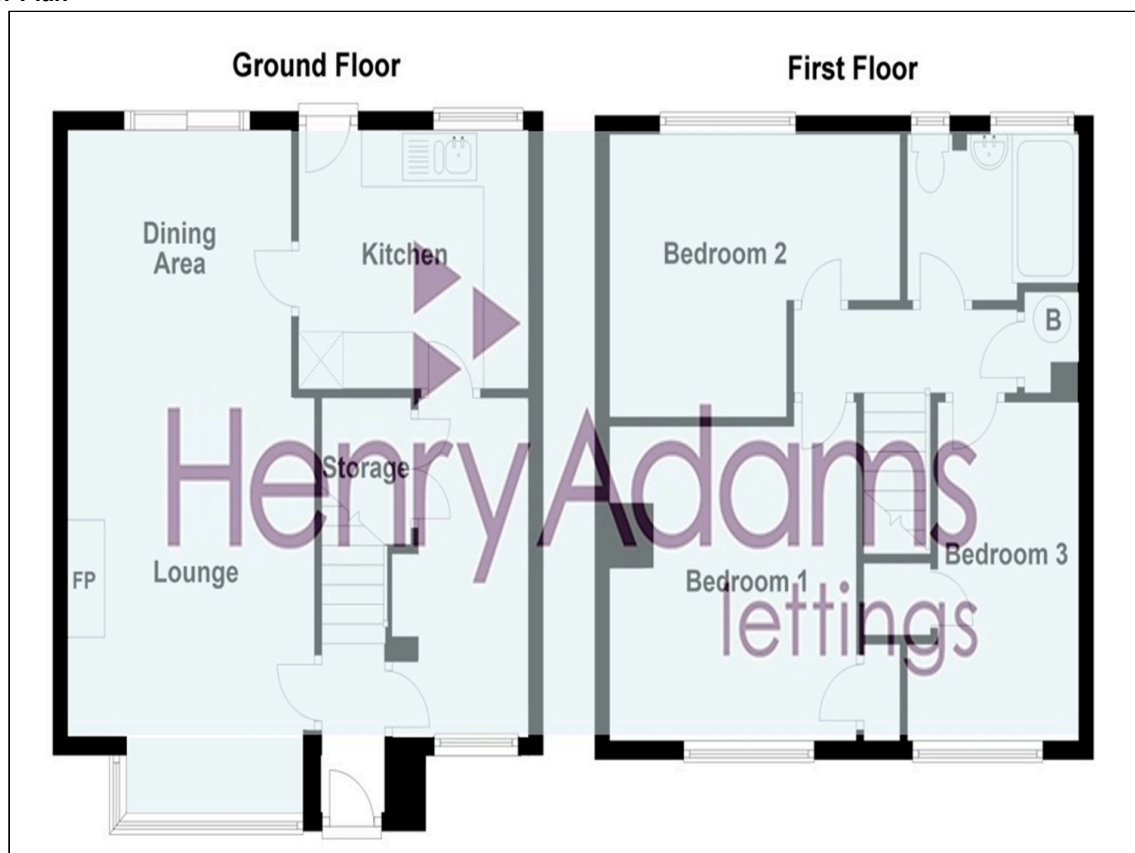


Bathroom

1.53m x 2.27m

**Garden****Street Parking****Gas Central Heating****Double Glazing****Pet Clause**

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.

Floor Plan

EPC

Energy performance certificate (EPC)

Gossops Drive CRAWLEY RH11 8LD	Energy rating C	Valid until:	12 September 2034
		Certificate number:	2191-1771-2294-3122-5524

Property type Semi-detached house

Total floor area 88 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/landlords-guide-to-energy-ratings) (<https://www.gov.uk/guidance/landlords-guide-to-energy-ratings>).

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](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

For properties in England and Wales:

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

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: 30th October 2025

Ref: 420311