



Haywards Heath Lettings Branch, 1 Park Parade, Haywards Heath, West Sussex RH16 4LX
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**AMERICA LANE, HAYWARDS HEATH
WEST SUSSEX, RH16 3Q
£1,975 MONTHLY**



**LOCATED 1.2 MILE FROM HAYWARDS HEATH TRAIN STATION | THREE BEDROOMS | AMPLE DRIVEWAY PARKING
| OPEN PLAN - MODERN LIVING | SOUTH FACING GARDEN
| WITHIN WALKING DISTANCE TO LINDFIELD HIGH STREET
| LOCATED APPROX 1.2MILE FROM PRINCESS ROYAL HOSPITAL**

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 delighted to offer this three bedroom, semi-detached home which is situated within walking distance of Lindfield village high street. EPC Rating: D.

The accommodation briefly comprises an entrance hall with a useful under stairs storage cupboard and a cloakroom with a wc and hand basin. The stairs lead up to the first floor where there is a landing area providing access to two good size double bedrooms and a further well-proportioned third, and a bathroom.

From the hall is the open plan living space, with the kitchen and access to the outhouse/utility area. The kitchen is fully fitted with a shaker style design and sleek worktop. There is a cooker with a gas hob, a dishwasher and a freestanding fridge-freezer, and a wine cooler. The added benefit of the peninsula allows for modern living and an open space to the room which features sliding bifold doors and a glass atrium. The living space is vast with ample room for both living and dining areas, and a social space if required. There is also access to the outhouse storage and a separate utility area which houses a washing machine and a tumble dryer, and there is access to the front of the property.

Outside the property enjoys a vast south-facing 80ft rear garden which benefits for a decked area at the bottom which is secluded, and the garden features an expanse of lawn surrounding by mature shrubs and hedges. Adjacent to the house is the main decking area which is accessed from the bifold doors, providing a sense of indoor-outdoor living.

Other attributes include double glazing and gas central heating. We would highly recommend viewing to appreciate the space available. Council Tax band C.

Entrance Hall

Entrance hall with a large under stairs storage cupboard.

3.70m x 1.55m

Cloakroom

Downstairs cloakroom with wc and hand basin.

1.72m x 0.81m

Open plan living space

Wooden flooring throughout, with a window to the front, feature fireplace (not working), and access to the open-plan kitchen-diner.

9.18m x 6.85m



Kitchen

Fully fitted with slimline dishwasher, cooker and hob, fridge-freezer and wine cooler.

3.21m x 3.12m

**Landing**

2.49m x 2.56m

Bedroom One

Bedroom one is situated at the rear of the property and has two windows overlooking the rear garden.

4.00m x 3.19m

**Bedroom Two**

Bedroom two is situated at the rear of the property and has a large window overlooking the rear garden.

3.19m x 3.24m



Bedroom Three

At the front of the property, with a built in cupboard.

2.48m x 2.91m

**Bathroom**

Fitted with a white suite comprising a panel enclosed jacuzzi bath and shower above, with glass shower screen. Also fitted with a wc and wash basin with vanity unit under and large mirror above. Heated towel radiator and tile flooring.

1.74m x 2.47m

**Driveway Parking**

Ample parking on a full shingle driveway with a hedge border for privacy.

South Facing Rear Garden**Gas Central Heating****Double Glazing**

Floor plan

EPC

Energy performance certificate (EPC)

America Lane
HAYWARDS HEATH
RH16 3QG

Energy rating

D

Valid until:

7 January 2033

Certificate number:

2741-1411-7378-1532-1211

Property type

Semi-detached house

Total floor area

108 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 C.

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



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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

Pet Clause**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.

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
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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: 19th November 2025

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