



Haywards Heath Lettings Branch, 1 Park Parade, Haywards Heath, West Sussex RH16 4LX  
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**BARNCROFT DRIVE, LINDFIELD  
HAYWARDS HEATH, WEST SUSSEX, RH16 2N  
£1,400 MONTHLY**



**AVAILABLE START/MID JANUARY | 6 OR 12 MONTH LET | PRIVATE ENTRANCE | 2 DOUBLE BEDROOMS  
| FULLY FITTED KITCHEN WITH APPLIANCES | SHORT WALK TO LINDFIELD HIGH STREET**

To arrange a viewing call **01444 450528** View details online at [henryadams.co.uk](http://henryadams.co.uk)

**Residential** / Commercial / Rural / Development / Auctions

Henry Adams Haywards Heath Lettings are pleased to offer this two-bedroom maisonette, which is located in the heart of Lindfield, just a short walk from the historic village High Street with its shops, bars and restaurants. EPC Rating: C.

The property offers a private entrance with stairs leading to the accommodation. Firstly there is an open-plan living space, with the kitchen spanning the width of the room and therefore providing ample cupboard space alongside integrated appliances. The living space allows for both living and dining areas to bring together a welcoming home.

There is an inner hall which provides access to both double bedrooms and the bathroom, which comprises a panel enclosed bath and shower overhead with a glass screen, a low-level wc, a wash basin with a mirror above and a storage cupboard.

Other attributes include double glazing, gas central heating, an allocated parking space and separate garage with up and over door located en bloc. This property is flexible for either a 6 or 12 month tenancy, or longer. Council Tax band B.

**Location**

Located in desirable The Limes development, Barncroft Drive is situated within a short walk of Lindfield Common and within easy access to the high street which provides an array of shops, boutiques, restaurants and three public houses. Lindfield also benefits from the picturesque village pond, medical centre, village hall, beautiful Church, Primary School and Secondary School.

The nearby town of Haywards Heath provides wider shopping facilities including Waitrose and Sainsbury's Superstores. Haywards Heath mainline train station is located approximately 1.6 miles from the property and offers regular services to London (approximately 47 minutes to London Bridge/Victoria), Brighton (20 minutes) and Gatwick Airport (20 minutes). By car surrounding areas are accessed via the A272 and A23/M23 with links to Brighton, Gatwick Airport and London.

**Entrance hall**

Private entrance and stairs leading up to the accommodation.

0.87m x 6.52m

**Open plan living**

Bright and spacious open plan living area.

5.92m x 4.05m



**Kitchen**

Fully fitted with matching wall and base units and a wood effect worktop, and integrated washing machine, dishwasher and a fridge/freezer, and a gas hob with oven. There is wood effect flooring and a window

**Inner Hallway**

0.95m x 1.77m

**Bedroom One**

A double bedroom with a window to the rear and carpet to floors.

3.07m x 3.99m

**Bedroom Two**

A second double bedroom with a window the front and carpet to the floor.

2.86m x 2.75m





**Bathroom**

Fully fitted with a white suite and a useful storage cupboard.

2.86m x2.75m



**En-bloc Single Garage**



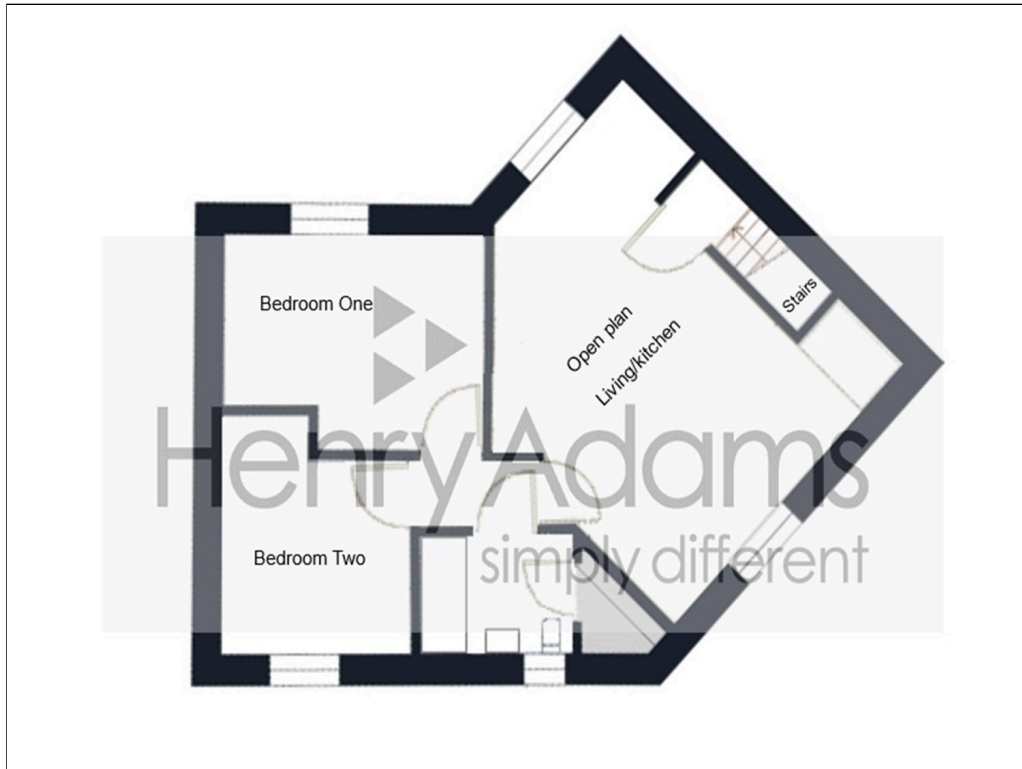
**Allocated Parking Space**



**Gas Central Heating**

**Double Glazing**

**Floor Plan**



## EPC

# Energy performance certificate (EPC)

Barncroft Drive  
HAYWARDS HEATH  
RH16 2NL

Energy rating

C

Valid until: 18 January 2033

Certificate  
number: 3037-8329-0200-0421-3292

## Property type

Top-floor maisonette

## Total floor area

61 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 current 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+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**  
**(Phone) 01444 450528 (Email) [haywardsheathlettings@henryadams.co.uk](mailto:haywardsheathlettings@henryadams.co.uk)**

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: 25/11/2025

Ref: 406908