



Haywards Heath Lettings Branch, 1 Park Parade, Haywards Heath, West Sussex RH16 4LX
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**THE WELKIN, LINDFIELD
HAYWARDS HEATH, WEST SUSSEX, RH16 2
£1,150 MONTHLY**



**SOUGHT AFTER LOCATION | REDECORATED THROUGHOUT | GROUND FLOOR MAISONETTE
| FITTED KITCHEN WITH APPLIANCES | MODERN BATHROOM**

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

Residential / Commercial / Rural / Development / Auctions

Henry Adams Lettings in Haywards Heath are pleased to offer this one bedroom ground floor maisonette in the highly sought after area of The Welkin in Lindfield. Council Tax Band - B

The property, which has been fully decorated throughout, briefly comprises of an entrance hallway with cupboard, leading into the spacious living/dining room with electric fire. Through a smaller hallway you reach the modern kitchen with appliances and window to the rear of property. Next to the kitchen is the bathroom consisting of a modern white suite including WC, basin and bath with shower attachment. Just off the living room is the master bedroom with double fitted wardrobe.

Outside of the property the grounds are communal and this property also comes with the benefits of gas heating, street parking, double glazing, private entrance, neutral décor throughout and ample storage cupboards and is only available to let 'unfurnished'. EPC - C.

Hallway

Entrance hall with laminate flooring and coat cupboard.

1.81m x 1.06m

Living/dining area

Large open space living and dining area with neutral décor and windows to the front.

5.01m x 4.67m

**Kitchen**

A well proportioned kitchen with a range of fitted wall and base storage units and appliances to include; electric cooker, fridge and washing machine.

3.56m x 1.49m



Bedroom one

Good sized bright and airy double bedroom with built in wardrobe.

3.62m x 2.40m



Bathroom

Modern bathroom comprises a fitted white suite with bath and overhead mixer tap with shower attachment.

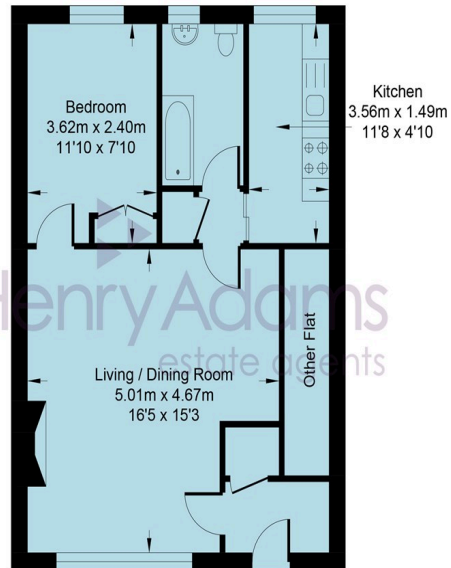
1.52m x 2.67m



Garden

Communal garden.



**The Welkin**

Approximate Area (Excluding Other Flat) = 487 sq ft / 45.2 sq m
Total = 487 sq ft / 45.2 sq m
For identification only - not for scale

EPC

Energy performance certificate (EPC)

179 The Welkin Lindfield HAYWARDS HEATH RH16 2PW	Energy rating C	Valid until: 9 August 2033
		Certificate number: 4137-5228-1200-0730-9292

Property type Ground-floor maisonette

Total floor area 43 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Disclosure

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

IMPORTANT FEE INFORMATION

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: 27th January 2026

Ref: 212868