



FAIRFORD CLOSE HAYWARDS HEATH RH16
£2,750 PER MONTH AVAILABLE 14/08/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

**Fairford Close Haywards Heath
RH16**

**£2,750 Per Month
Unfurnished**

 **4 Bedrooms**
 **2 Bathrooms**
 **3 Receptions**

Features

- Sitting room, - Dining Room, - Kitchen, -
Study, - Four bedrooms, - Two
bath/shower rooms, - Study, - Cloakroom, -
Garage, - Parking, - Garden

Council Tax

Council Tax Band F

Hamptons

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The Property

Situated in a prime position close to a wealth of amenities and schools is this attractive detached family home, built in a Neo-Georgian style. The house was actually constructed in the 1960s but has the stylish appearance of a Georgian-style property, including sash windows, a hipped roof, a central door with a striking pediment and a symmetrical, double-fronted façade. Inside however, the house is modern and has airy rooms with laminate flooring, a kitchen with integrated appliances and bedrooms with built-in storage. The accommodation is arranged over two floors and extends to about 1596 sq ft, comprising a central entrance hall with cloakroom/WC leading to a 20ft double aspect sitting room, a study which could also be used as a playroom or snug, and a formal dining room leading to the kitchen which further benefits from internal access to an integrated garage. Upstairs there are four bedrooms, including a principal bedroom with en suite shower room, with the remaining bedrooms sharing a family bathroom.

Outside

To the front of the house there is an attractive tiered garden stocked with a variety of shrubs, and a block-paved driveway leading up to an attached single garage. The rear garden is laid to a mix of astroturf and paving, making it great for a children's play area or a space for entertaining.

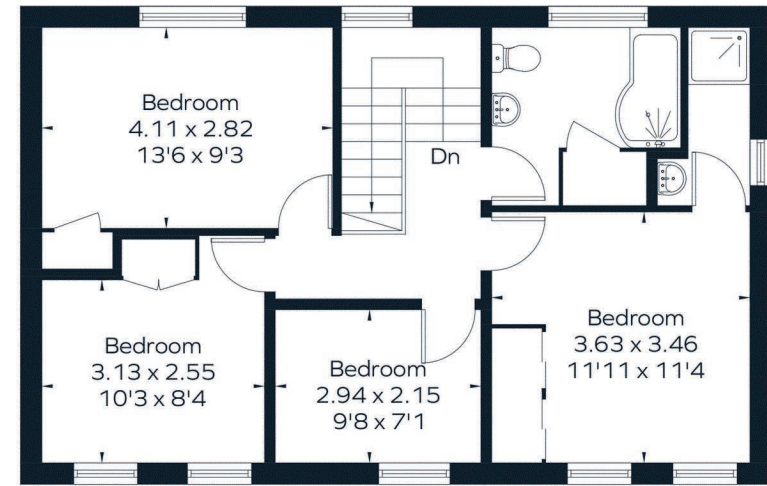
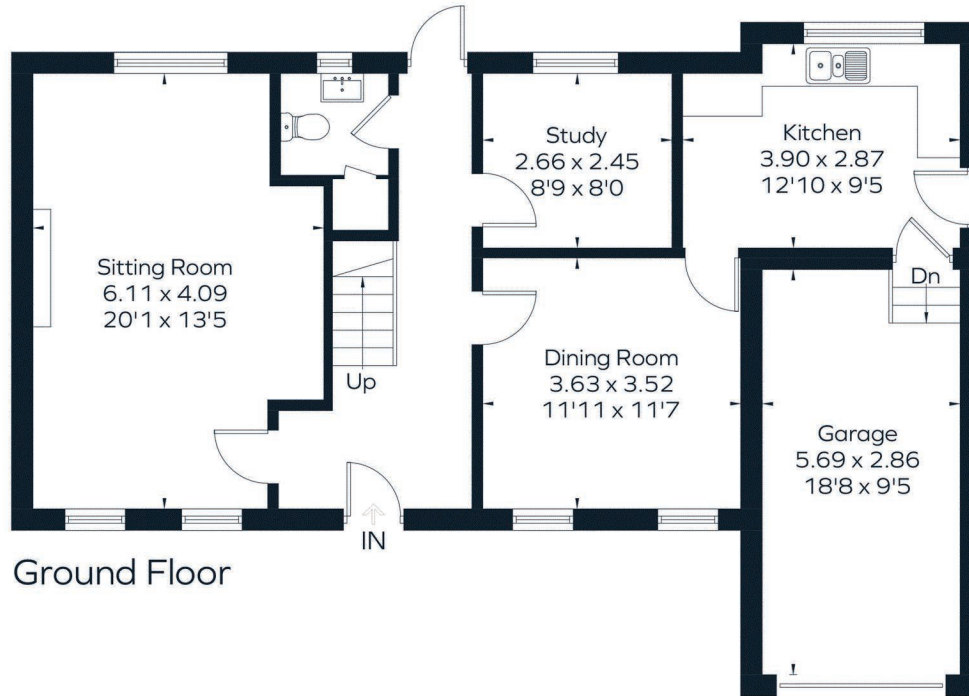
Location

Fairford Close is situated off Oathall Road in the centre of Haywards Heath, within a short distance of the

excellent bars, restaurants and cafes on The Broadway. Within the town there are a range of excellent shops, cafes and restaurants, plus supermarkets including a Waitrose and Sainsbury's. There are mainline rail services into London via the town's station, which is 0.9 miles distant (trains to London Bridge from 42 minutes). Both the A24 and the A23 provide good road access to Gatwick Airport and the National motorway network. Nearby leisure pursuits include Lindfield Nature Reserve, walking at Priory Park and golf at Lindfield Park Golf Club. Schools in the area include nearby Warden Park Primary Academy, Saint Wilfreds C of E, Snowdrop House Montessori and Blackthorns.



Approximate Area = 148.3 sq m / 1596 sq ft
(Including Garage)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 327758

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

