



Haywards Heath Lettings Branch, 1 Park Parade, Haywards Heath, West Sussex RH16 4LX
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**SUNNYWOOD DRIVE, HAYWARDS HEATH
WEST SUSSEX, RH16 4P
£1,325 MONTHLY**



**GROUND FLOOR | AVAILABLE NOW (stc) | TWO DOUBLE BEDROOMS
| WALKING DISTANCE TO TOWN CENTRE AND TRAIN STATION | COUNCIL TAX BAND B**

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 modern, ground floor maisonette which provides a spacious accommodation in close proximity to the town centre and mainline train station. EPC Rating: C.

The property benefits from a private entrance, and comprises firstly, an entrance hall with access to, a modern fitted kitchen which has matching white gloss wall and base units, integral fridge-freezer, stainless steel sink with drainer, hob and an oven, and undercounter space for a washing machine, and a useful storage cupboard which also houses the boiler. From the entrance hall there is access to the rest of the property, two large double bedrooms which both have a good size window and a versatile reception room that offers ample space for both living and dining areas.

The property benefits from gas central heating, double glazing, street parking, and communal gardens.
Council Tax Band: B

Location

The property is located on the south side of Victoria Park which is very central to the town centre. There is only a short walk to both Haywards Heath train station (1 mile), with trains to London Victoria (45 minutes) and Brighton (15 minutes), and the Princess Royal Hospital (1.1miles).

Entrance Hall

4.462m x 0.947m

Kitchen

Modern kitchen with matching wall and base units, a wooden work top, integral fridge-freezer and a useful storage cupboard which also houses the boiler. Window to the front of the property.

2.673m x 3.258m



Living Room

Located to the rear of the property and provides an ideal space for both living and dining. There is a large window overlooking the rear garden, which allows plenty of natural light to fill the room.

3.931m x 4.698m



Bedroom One

Double bedroom at the front of the property with a storage cupboard providing built in shelving.

3.749m x 3.264m

**Bedroom Two**

Double bedroom to the rear of the property that overlooks the rear garden.

3.932m x 3.030m

**Shower Room**

Modern suite fitted with a walk-in shower unit with rainfall shower, wc and vanity unit, towel rail and tiled flooring.

1.522m x 3.017m

**Communal Garden**

EPC

Energy performance certificate (EPC)

Sunnywood Drive HAYWARDS HEATH RH16 4PF	Energy rating C	Valid until: 9 January 2032 Certificate number: 2111-1029-4113-6398-2298
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Property type
Ground-floor flat

Total floor area
89 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 C. It has the potential to be C.

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

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

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
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West Sussex, RH16 4LX
(Phone) 01444 450528 (Email) 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: 28th April 2026

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