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**GLOUCESTER ROAD, BURGESS HILL
WEST SUSSEX, RH15 8**
£1,950 MONTHLY



**STUNNING EDWARDIAN SEMI-DETACHED HOME | SOUTH FACING REAR GARDEN | DRIVEWAY PARKING
| CENTRALLY LOCATED | FRESHLY DECORATED THROUGHOUT | MODERN DECOR
| TWO RECEPTION ROOMS AND A KITCHEN-DINER**

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 pleased to offer to the market this South-facing, three bedroom, Edwardian semi-detached house, set in a very convenient location just a short walk to Burgess Hill Town Centre and Train Station. EPC Rating: C.

Approaching the property is a tandem driveway, suitable for two vehicles and a gate leading to the back garden. The front garden has been well thought out, predominately featuring decorative white stones and a block paved path leading to the front porch. Once inside the property there is an entrance hall which provides access to a cosy living room with an electric fireplace with mantel surround and a large bay window the front, a second reception room in the centre of the property which can be used as a snug or home office, and a cloak room fitted with toilet and hand basin. To the rear of the property is a sizeable kitchen-diner which is of modern décor and is fitted with matching wall and base units across three walls, giving ample storage space, under counter space for washing machine, tumble dryer and dishwasher. There is also space for a tall fridge freezer and a dining table and chairs. This room has a side door to the gates or French doors which lead out to the rear garden.

Upstairs, the main bedroom is at the front of the property and boast a great size with dual aspect. The second bedroom is a generous double and the third bedroom is a single bedroom, both of these rooms have a window overlooking the rear garden. There is a family bathroom which is fitted with a plush white suite, consisting of a panel enclosed bath, mixer shower attachment, low level wc and a wash basin with vanity unit and mirror. The walls are partially tiled and there is a window.

Council Tax band D.

The rear garden is mainly laid to grass with mature fruit trees, a spacious patio area which would be great for entertaining, BBQs and alfresco dining. To the bottom of the garden is a storage shed. All privately enclosed by a fence border.

Other attributes include double glazing and gas central heating keeping the property well insulated. The property has benefitted from a complete renovation to a high standard, in 2017. Since then the property has recently been freshly decorated throughout.

Material Information

Type of Property - Semi-Detached House

Construction - Brick and Pitched Roof

Rooms - See Description for Measurements.

Utility Information - Electricity, Gas & Fresh Water supplied by South East Water

Sewerage - Mains drainage (South East Water)

Heating - Gas Fired Central Heating

Broadband - TBC (Download speed available from Ofcom or your provider)

Mobile Reception - Multiple Networks Available (Information available from Ofcom)

Parking - 2 Car Parking Spaces on the driveway

Building Safety - No issues known to agent.

Restrictions (Lease, Building Status, Covenants) -

Rights and Easements - Shared Driveway with Neighbouring Property (neighbour has a right of access)

Flood Risk - Very low risk

Coastal Erosion - Very low risk

Planning Permission or Proposal for development (Local authority postcode search) - Planning applications nearby please see local authority website for further information.

Property accessibility/adaptations - Flat access to the main door, downstairs cloak room.

Coalfield or mining area - No

Entrance Hall

Entrance hall with beautifully high ceilings, under stair storage area and access to

5.5m x 1.06m

Cloakroom

Under stair cloak room, fitted with a wc, hand basin, and a mirror.

1.5m x 0.74m

Living Room

Features a bay window with panelled edging, an electric fire place and carpet to floor.

3.35m x 4.17m

**Snug/home office**

A useful second reception room, with fitted alcove storage unit. Carpet to floor.

2.8m x 3.4m

**Kitchen**

Set in the extension from the property and provides a versatile space. Cupboard housing the boiler.

4.59m x 3.1m



Landing

Split landing with two storage cupboards for linen, towels, coats etc.

5.0m x 1.57m

**Bedroom One**

A generous double bedroom with dual aspect.

3.37m x 4.54m

**Bedroom Two**

Well-proportioned double with a window to the rear.

2.83m x 3.56m



Bedroom Three

Single bedroom with carpet and a window to the rear.

1.79m x 2.7m

**Bathroom**

Fitted with a modern white suite.

2.01m x 1.42m

**Garden**

The front garden features a beautiful white picket fence, white decorative stones laid either side of a blocked paved pathway leading to the front door, providing a low maintenance area. The driveway is to the side of the property, with ample space for two vehicles. The rear garden has mature trees, two areas of lawn and two patio areas. There is a shed to the bottom of the garden for storage.

**EPC**

Important Information

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

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: 6th January 2026

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