



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 2P
£2,000 MONTHLY**



**Three Bedroom House | Garage and Parking | Village Location | Two Bathrooms | Neutral Décor Throughout
| Short Walk to the Historic High Street | Envious Views to the rear**

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 this three bedroom home which is situated in a quiet residential area of The Welkin, Lindfield, and is within an easy reach of the village high street and surrounding areas. EPC Rating: C.

This modern house is presented to a high standard with neutral décor throughout and is in a ready to move in to condition. The accommodation briefly comprises an entrance hall with a door leading to the living room which offers ample natural light with a floor to ceiling window at the front. To the rear of the ground floor is the kitchen which extends round to the conservatory which spans the width of the house and offers a great space for dining. There is a secondary snug room perfect for cosy moments and a separate downstairs cloakroom.

The first floor comprises a landing area with storage cupboard and doors leading to all bedrooms, and a family bathroom. The master bedroom is a generous double enjoying views over the estate lawns, and offers an en-suite shower room. The second bedroom is also a double which enjoys views over the rear garden and the third bedroom is a good size single bedroom. The family bathroom is presented with modern white suite and complimentary tiles.

To the front of the house is an easy to maintain area which is laid to lawn. The garage is located en bloc with a parking space in front. The rear garden has a patio area adjacent to the house, a small pond, and a hedge border with fence surrounding the garden. There is a side gate access which leads round to the front of the property and a walk way that offers access to the fields behind the property for walks.

Further attributes include neutrally decorated throughout, gas central heating and double glazing. Council Tax band E.

Material Information

Type of Property - End of Terrace House

Construction - Brick and Pitched Roof with Conservatory to the rear

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 - 1 Car Parking Space in front of the garage which is located en bloc

Building Safety - No issues known to agent.

Restrictions (Lease, Building Status, Covenants) - None known to agent

Rights and Easements - Shared Access to garage block with Neighbouring Properties

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 - Stepped access, ground cloakroom available.

Coalfield or mining area - No

Hallway

Cloakroom

Reception Room



Reception Two

Kitchen



Conservatory

Landing



Bedroom One



En-suite Shower Room



Bedroom Two

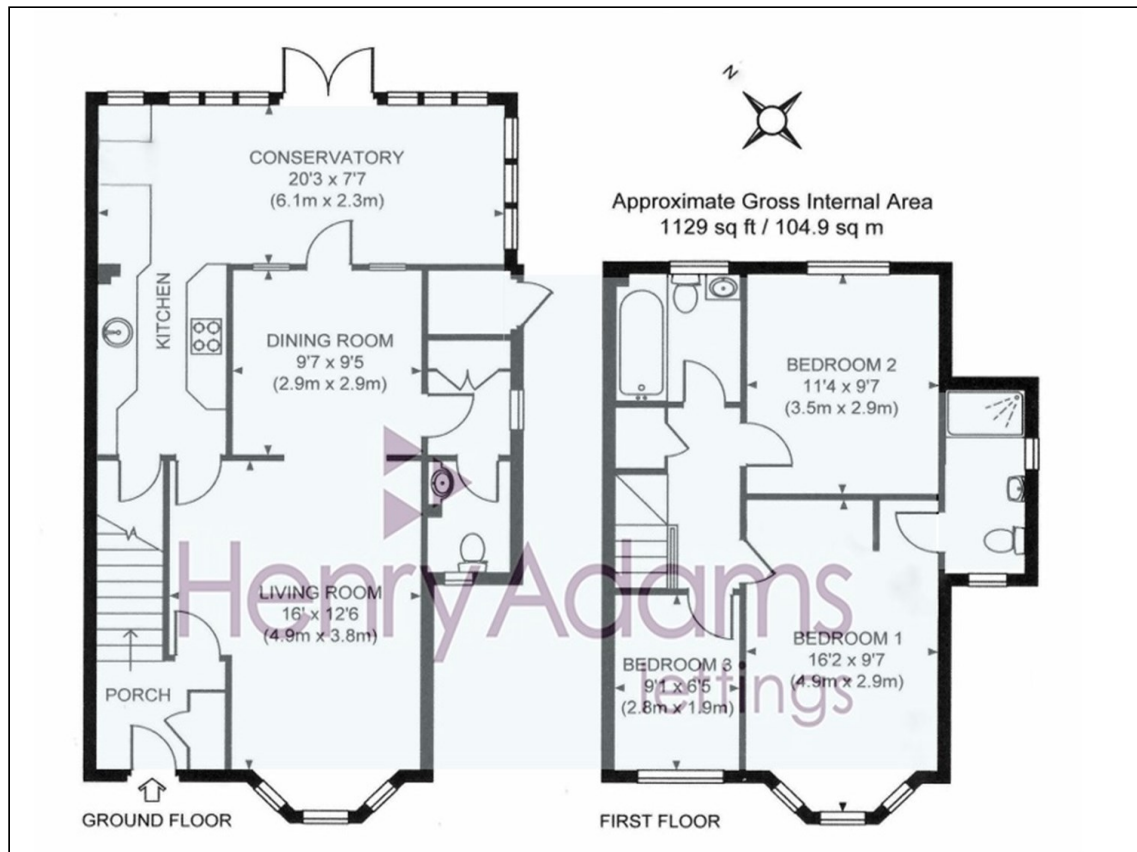


Bedroom Three



Bathroom



Garden**Garage****Parking****Gas Central Heating****Double Glazing****Floor Plan**

EPC

229 The Welkin Lindfield HAYWARDS HEATH RH16 2PN		Energy rating C
Valid until 26 August 2035	Certificate number 2132-3054-2208-1455-0200	

Property type

End-terrace house

Total floor area

99 square metres

Energy rating and score

This property's 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	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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: 25th August 2026.

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