



8 Cedar Avenue, Haywards Heath, RH16 4UQ

£1,700 Per Calendar Month

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A Modern 3-Bedroom Townhouse with Garden & Parking and situated within the popular Cedar Avenue development. Offered unfurnished and available now.

The House...

A well-presented three-bedroom townhouse, built in 2012, located in a cul-de-sac off Rocky Lane on the southern edge of Haywards Heath. The property offers spacious, versatile accommodation across three floors and is ideally positioned close to the hospital.

The ground floor includes a spacious living/dining room with 'French' doors opening on to the garden. The kitchen is fully fitted with integrated appliances (oven, gas hob, fridge/freezer, dishwasher & washer/dryer) and overlooks the front of the property.

There is also a ground floor cloakroom.

On the first floor, there is a well-proportioned double bedroom with fitted wardrobes, a family bathroom, and a third single bedroom, also featuring fitted wardrobes.

The second floor boasts an exceptional master bedroom, along with an en-suite shower room. Both the bedroom and en-suite have access to a storage cupboard.

Additional attributes include gas fired central heating, double glazing, two parking spaces and neutral décor throughout.

The rear garden is laid mainly to lawn with an area of patio.

Location...

Cedar Avenue is located on 'Sandricks' - a small development situated off of Rocky Lane, on the southern fringes of Haywards Heath, ideally positioned to take full advantage of Haywards Heaths recently opened A272 relief road and thus providing swift vehicular access to the east and west, with the latter leading the A23(M) and M25 beyond. This is a family friendly development with a playground and bridleways ideal for dog walking towards the Fox & Hound pub in Fox Hill.

A regular bus service runs along Rocky Lane and provides links to the town centre, Princess Royal Hospital, mainline station and surrounding towns/villages.

Haywards Heaths mainline station is two miles distant and provides fast & regular commuter services to London (Victoria/London Bridge 47 mins), Gatwick International Airport (15 mins) and Brighton (20 mins).

The town offers extensive shopping facilities including Sainsburys and Waitrose superstores and The Orchards shopping centre. The Broadway boasts a selection of bars, cafés and restaurants including, Pizza Express, Zizzi and many more. The nearest shopping facilities is Sainsbury's Local which is roughly a 10 minute walk. The area is well represented in both primary and secondary schooling.

Finer Details...

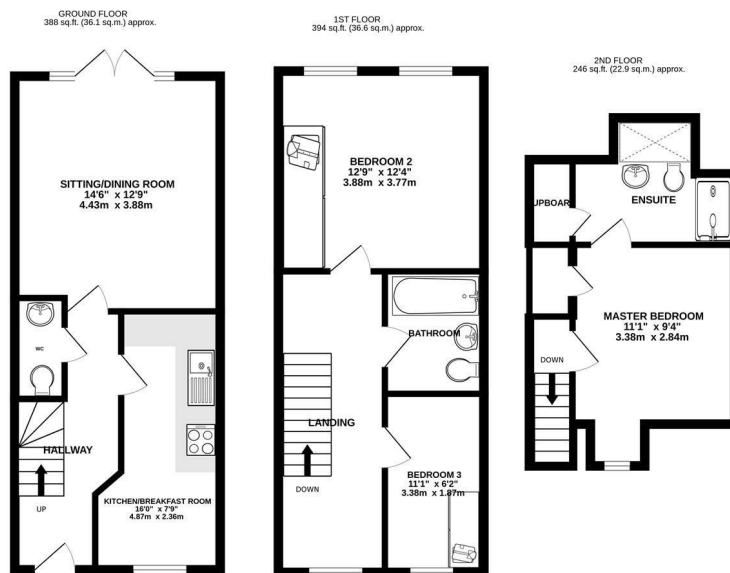
Council Tax Band D; £2336.60 for 2025/26 (for a guide only. Please contact Local Authority for exact figure)

Permitted Payments:

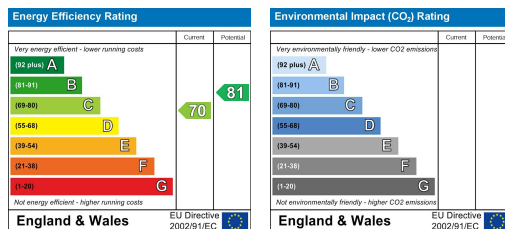
Holding Fee: One weeks rent

Deposit: Five weeks rent

The holding deposit will be refunded against the first month's rent but can be retained if the applicant withdraws from the property, fails the reference checks due to false or misleading information or fails the Right to Rent checks.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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