Haywards Heath Lettings Branch, 1 Park Parade, Haywards Heath, West Sussex RH16 4LX
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WELLSWOOD, HAYWARDS HEATH
WEST SUSSEX, RH16 4F

£1,500 MONTHLY







TWO SPACIOUS DOUBLE BEDROOMS | ALLOCATED PARKING SPACE | LOW MAINTENANCE REAR GARDEN | NEUTRAL DECOR THROUGHOUT | CLOSE PROXIMITY TO PRINCESS ROYAL HOSPITAL | AVAILABLE END OF NOVEMBER

Henry Adams Lettings in Haywards Heath are delighted to offer this two double bedroom mid-terrace house, with a good size rear garden and allocated parking, situated in a cul-de-sac within walking distance to Haywards Heath town centre and the Princess Royal Hospital. EPC Rating: C.

The accommodation briefly comprises a spacious entrance hall with useful under stairs storage cupboard and a cloakroom with wc and hand basin. The kitchen is fitted with a range of matching wall and base units, oven and gas hob. The bright and airy living space is located at the rear of the property, with a door to the rear garden.

The first floor comprises an extremely spacious master bedroom with fitted wardrobes, a well proportioned double second bedroom with a window overlooking the rear garden, and a main bathroom which is complete with a contemporary style white suite, partially tiled walls and a storage cupboard housing the hot water cylinder with shelving above.

The rear garden is south-westerly facing with an area which is laid to lawn, low shrubs and a fenced border. There is a patio area adjacent to the house and a shed to the rear of the garden. Other attributes include gas central heating, neutral décor throughout, double glazing and an allocated parking space. This property is available on an 'Unfurnished' basis only.
Council Tax Band: D

Hallway
Entrance hall complete with under stairs storage cupboard and wood effect laminate flooring.



Cloakroom
Cloakroom with wc and hand basin.

Living Area
A spacious living area with wood effect laminate flooring, two windows and a door to the rear garden.



Kitchen
A modern fitted kitchen with ample matching wall and base units, oven, gas hob, space for white goods and window to the front.



Landing



Bedroom One
An extremely spacious master bedroom with fitted wardrobe storage.



Bedroom Two
A double bedroom with window overlooking the rear garden.



Bathroom
Bathroom with panel enclosed bath, shower overhead, wc, vanity unit with wash basin and a chrome heated towel radiator.



Garden
South-westerly facing rear garden with an area which is laid to lawn, low shrubs and a fenced border. There is a patio area adjacent to the house and a shed to the rear of the garden.

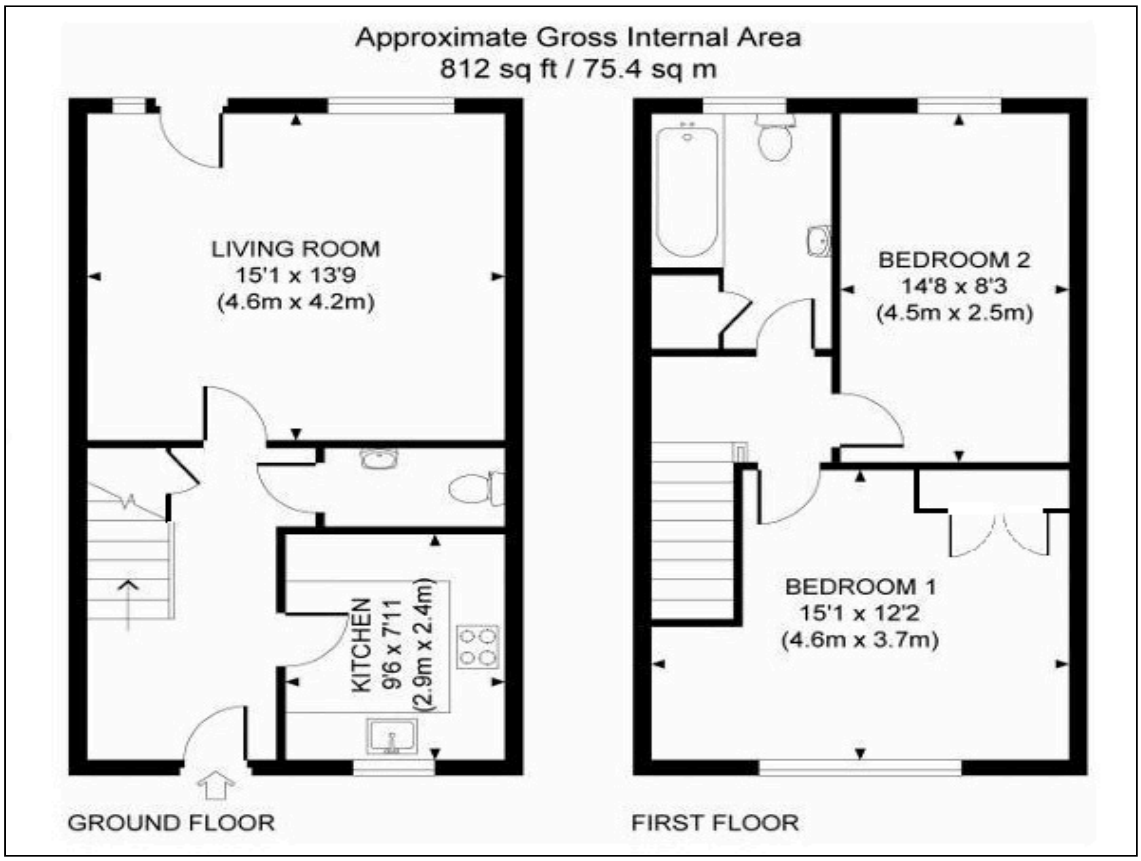


Allocated Parking
One allocated parking space.

Gas Central Heating

Double Glazing

Floor Plan


Approximate Gross Internal Area
812 sq ft / 75.4 sq m
LIVING ROOM
15'1 x 13'9
(4.6m x 4.2m)
KITCHEN
9'6 x 7'11
(2.9m x 2.4m)
GROUND FLOOR
BEDROOM 2
14'8 x 8'3
(4.5m x 2.5m)
BEDROOM 1
15'1 x 12'2
(4.6m x 3.7m)
FIRST FLOOR

EPC

Energy Performance Certificate

HM Government

Wellswood, HAYWARDS HEATH, RH16 4F

Dwelling type:	Mid-terrace house	**Reference number:**	9518-3028-7207-5668-9904
Date of assessment:	19 March 2018	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	21 March 2018	**Total floor area:**	74 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

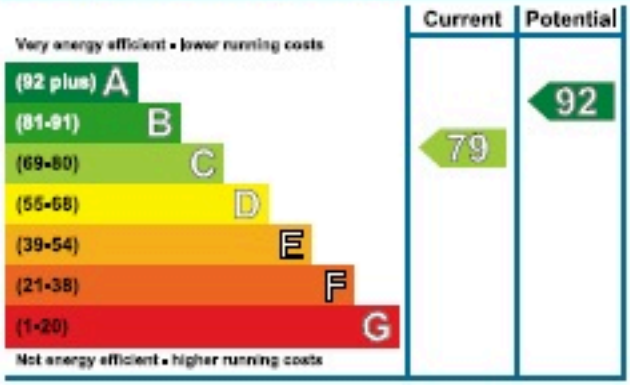
Estimated energy costs of dwelling for 3 years:	**£ 1,272**
Over 3 years you could save	**£ 171**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 168 over 3 years	You could save £ 171 over 3 years
Heating	£ 717 over 3 years	£ 726 over 3 years	
Hot Water	£ 345 over 3 years	£ 207 over 3 years	
Totals	£ 1,272	£ 1,101	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£5	£ 36
2 Solar water heating	£4,000 - £6,000	£ 132
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 915

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Important disclaimer

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
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Details correct: 11th November 2026

Ref: 289558