



**6 Wood Ride, Haywards Heath, West Sussex, RH16 4NJ**

**£1,950 Per Calendar Month**

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**CHARACTER COTTAGE** | A charming semi-detached home, built in 1936 and occupying a most convenient location just 1 mile from the station & close to the town centre. West facing garden. Offered unfurnished and available now.

**The House...**

The accommodation includes an inviting sitting room, 17ft dining room, fitted kitchen with integrated, gas hob, electric/fan assisted over. The separate utility room has space for a washing machine and tumble dryer. There is also a under-stairs cloakroom.

On the first floor is a spacious central landing leading to two double bedrooms and a large family bathroom suite and a separate shower cubicle.

Stairs rise to the second floor where the loft space has been converted into an impressive master bedroom.

Further benefits include gas central heating and double glazing.

**Step outside...**

The rear garden is a particular feature being west facing so enjoying plenty of afternoon/evening sun and laid to lawn. There is also a shed.

To the front is a lawn and driveway parking for ample cars.

**Location...**

Wood Ride is an established residential road ideally located in central Haywards Heath. The town centre is a 5 minute walk and offers a wide range of shopping & café facilities including The Orchards Shopping Centre, Marks & Spencer's, Costa Coffee & Café Nero & further restaurants & bars, The Broadway is just over a half-mile distant and offers a range of other independent bars & restaurants.

**SCHOOLING:** The local area is well represented in both public & state schools including Great Walstead Preparatory, Ardingly College, Burgess Hill School for Girls and Cumnor House. Nearby, state schools include St. Wilfred's C of E, St. Josephs Catholic School, Oathall Community College and Warden Park.

**Information**

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 - £450.00

Deposit: Five weeks rent - £2250.00

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.

N.B - PLEASE NOTE, PHOTOS WERE TAKEN IN NOVEMBER 2018



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		60	77
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		52	72
EU Directive 2002/91/EC			



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