



Haywards Heath Lettings Branch, 1 Park Parade, Haywards Heath, West Sussex RH16 4LX
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**KILNWOOD AVENUE, HAYWARDS HEATH
WEST SUSSEX, RH16 4XS
£1,950 MONTHLY**



**HIGH STANDARD FINISH THROUGHOUT | DRIVEWAY PARKING | THREE BEDROOMS | DOWNSTAIRS CLOAKROOM
| GARAGE | ENSUITE SHOWER ROOM**

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 delighted to offer this beautifully finished semi-detached home which was built in 2020, situated in a cul-de-sac location in the highly sort after development of Foundry Gardens. EPC Rating: B.

The accommodation briefly comprises an entrance hall, a cloakroom with wc and hand basin, and a modern open plan living space with kitchen and peninsula. The kitchen is fully fitted with a modish design and sleek worktop, integrated appliances, and a large window to the front of the property. The living space is vast with ample room for both living and dining areas, and there are French doors which lead out to the rear garden.

On the first floor there is a spacious landing area leading to the main bathroom which is complete with panel enclosed bath with glass shower screen and thermostatic shower with rainfall head above, a wc, a wash basin with mirror cabinet and a heated chrome towel rail. The main bedroom benefits from fitted sliding mirror wardrobes and an en-suite shower room. The well-proportioned second double bedroom also has wardrobe storage and a window overlooking the front of the property. The third bedroom would also work as a home office or study.

Outside the property enjoys a landscaped rear garden which has a patio area adjacent to the house and a few steps up to an area laid to lawn, all of which is enclosed by a fence border. There is side access to the front of the property where there is a driveway in front of the garage which benefits from an electric up and over door. There are a couple of flower beds with mature shrubs and the front over looks woodland.

Other attributes include double glazing and gas central heating. Council tax band E.

Entrance Hall

Cloakroom

Downstairs cloakroom with fitted wc and hand basin.

Open Plan Living Area

Spacious living room with ample space for a dining table and chairs, useful under stairs storage cupboard and French doors out to the rear garden.



Open Plan Kitchen

Fitted kitchen with a hob and an oven below, a dishwasher and a fridge-freezer. Cupboard housing boiler.

**Landing**

Spacious landing area

Bedroom One

A double bedroom with fitted mirror wardrobe, carpet to floor and a window to the rear.

**Ensuite Shower Room**

Fitted with a double shower cubicle, a wc and a wash basin with a mirror cabinet.



Bedroom Two

Carpet to floor, wardrobe storage and a window to the front.

**Bedroom Three**

Carpet to floor and a window to the rear of the property.

**Main Bathroom**

Family bathroom fitted with modern white suite including panel enclosed bath, glass shower screen, wash basin and wc. Heated towel radiator and obscured glazed window to the front.



Garden**Garage****Driveway Parking****Central Heating****Double Glazing****Floor plan**

EPC

Energy performance certificate (EPC)

KILNWOOD AVENUE
HAYWARDS HEATH
RH16 4XS

Energy rating

B

Valid until: 18 October 2030

Certificate number: 4730-4730-3009-0981-0296

Property type

Semi-detached house

Total floor area

97 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

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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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: 7th October 2026

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