



**7 Oakdene Paddockhall Road, Sussex, RH16 1HW**

**£1,350 Per Calendar Month**

**COMMUTING CONVENIENCE** | This modern first floor apartment is situated in a prime location for Haywards Heath train station, Waitrose and Sainsburys superstores and The Broadway. With allocated parking and a sunny west facing communal garden. Offered unfurnished and available from 24th January 2026.

#### **The Property**

Flooded with natural light this first floor flat offers a modern recently fitted kitchen with integrated appliances, (oven, gas hob, washing machine & fridge/freezer) neutral bathroom suite and two well-proportioned double bedrooms.

Further benefits include an allocated parking space, secure entry system, double glazed windows, neutral decor, gas fired central heating and to the rear of the building are well-kept communal & sunny west facing gardens laid mainly to lawn. There are also communal washing lines and two visitor parking spaces.

#### **The Location...**

'Oakdene' is a Victorian house conversion situated on the sought after Paddockhall Road. The property falls within walking distance of the extensive shopping facilities provided by the town centre, while the mainline station is a half-mile distant and provides fast & regular commuter services to London (approximately 47 minutes of London Bridge/Victoria), Brighton and Gatwick International Airport. 'Miller & Carter' steak house is also just a short stroll. The Broadway is the 'social hub' of the town centre and offers a selection of bars, restaurants and cafes including Zizzi, Pizza Express. Independent bars include the popular 'Orange Square'. By car surrounding areas are easily accessed via the A272 and A23(M), with the latter lying approximately six miles west at Warninglid/Bolney.

#### **Information...**

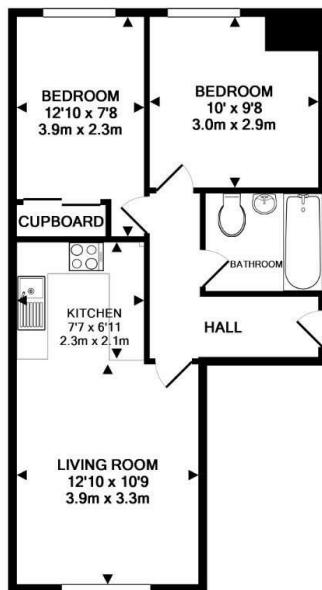
Permitted Fees:

Holding deposit - one weeks rent

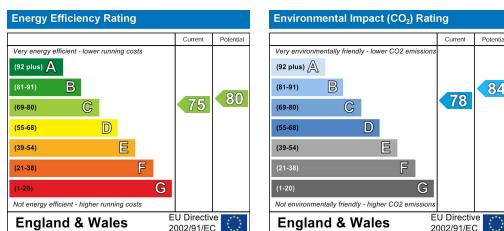
Deposit - five weeks rent

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.

Council Tax Band B



TOTAL APPROX. FLOOR AREA 475 SQ.FT. (44.1 SQ.M.)  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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