



66 Cedar Avenue, Haywards Heath, RH16 4UQ

£2,000 Per Calendar Month

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A well presented four bedroom semi-detached town house offering nearly 1,500 sq ft of accommodation. Spacious reception room, fitted kitchen, south facing garden and garage. Offered unfurnished and available late September 2025.

The Property....

A well presented semi-detached town house boasting 1,490 sq ft of flexible accommodation over three floors. This versatile home is perfect for modern family living with great bedroom sizes, light & airy living spaces and a friendly community feel within the development.

The ground floor includes an open plan reception room with a glazed conservatory, flooding the space with natural light. There are 'French' doors opening on to the garden towards to the garage.

The kitchen/breakfast room is fully fitted with integrated appliances (oven, gas hob, fridge/freezer, dishwasher & washing machine) and has plenty of space for a table & chairs.

There is also a ground floor cloakroom.

On the first floor is an excellent sized double bedroom with fitted wardrobes and superb rooftop views towards the South Downs, contemporary family bathroom and a single fourth bedroom. The second floor includes the exceptional master bedroom with stunning panoramic southerly views and an en-suite shower room. There is a third double bedroom to the front and landing with access to loft space.

Additional attributes include gas fired central heating, double glazing, high degree of insulation and neutral décor throughout.

The rear garden offers a southerly aspect . It is laid mainly to lawn with an area of patio. The garage is accessed via the rear of the property.

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 Cote Brasserie, Prezzo, Pizza Express & Zizzi. 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 with this house falling in to the catchment area for Warden Park, in the neighbouring village of Cuckfield.

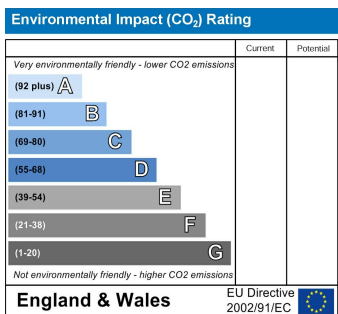
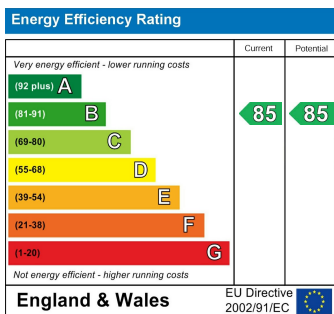
Council Tax Band E

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.



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