



**26 Sandy Vale, Haywards Heath, West Sussex, RH16 4JJ**

**£1,475 Per Calendar Month**

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This beautifully presented 2 bedroom end terrace house is in a quiet and convenient location in the centre of Haywards Heath. Offered unfurnished and available from the 2nd September 2024.

**The House...**

The home is set within a practical layout spread over two floors and nearly 960 sq ft of living space. The kitchen is well-appointed and modern, offering hob/oven, washing machine, fridge/freezer and dishwasher.

The spacious living room allows access to the rear garden.

On the first floor each of the bedrooms is a double, (the master with fitted wardrobes) and are served by the family bathroom.

**Outside...**

Outside, is a fabulous south west facing garden, providing established and pretty flowers, plants and shrubbery. There is a brick shed for storage and a parking space to rear of the property.

**Location...**

Sandy Vale is a quiet residential no-through-road located off of Vale Road. Haywards Heath town centre is just a mile distant and provides extensive shopping facilities including the Orchards Shopping Centre. The mainline station is just 1.5 miles away and boasts provides fast and regular services to London (Victoria/London Bridge in approx 47 mins), Brighton and Gatwick International Airport. By car surrounding areas can be easily accessed via the A272 and A23(M), with the latter lying roughly six miles west at Warninglid/Bolney.

Haywards Heath is well represented with a selection of well regarded primary schools and for secondary education children would fall into the Oathall Community College.

**Finer Details...**

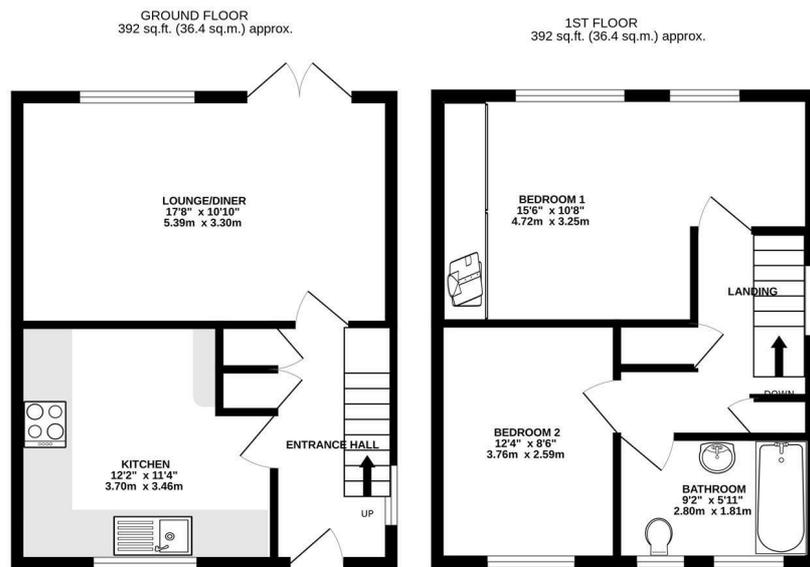
Local Authority: Mid Sussex District Council; Council Tax Band: C - £1,980.37 for 2024/25 (For a guide only. Please contact Mid Sussex District Council for exact figures).

Holding deposit ; - One weeks rent £340.38

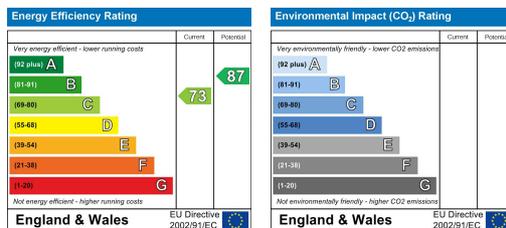
Deposit - five weeks rent £1701.92

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 Pets permitted for an extra £25pcm



TOTAL FLOOR AREA: 784 sq.ft. (72.9 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally. Made with Metropick 5/2024



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