



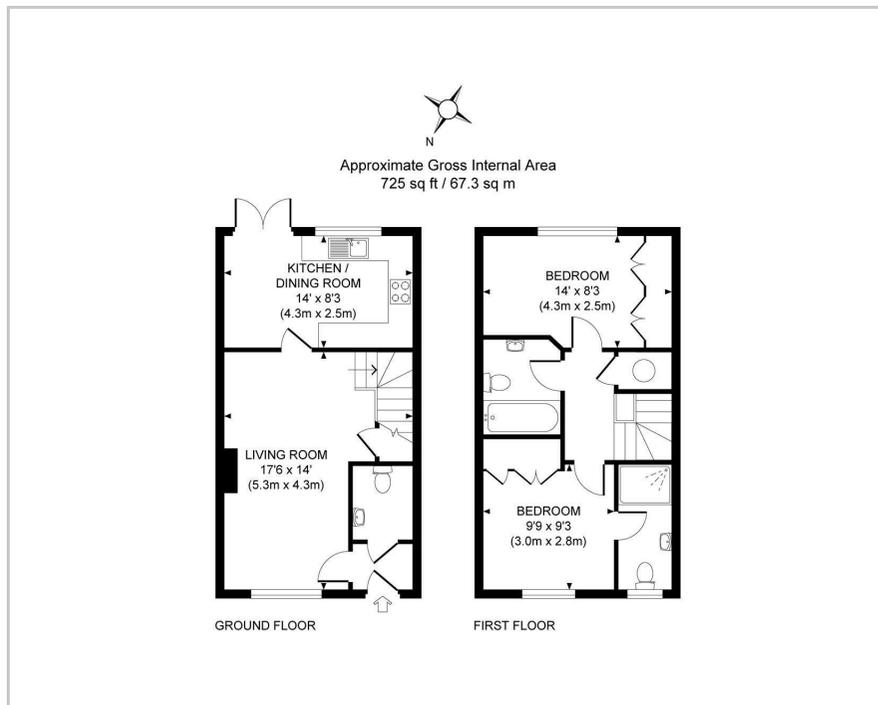
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16 Cattswood Lane, Haywards Heath, RH16 4GF

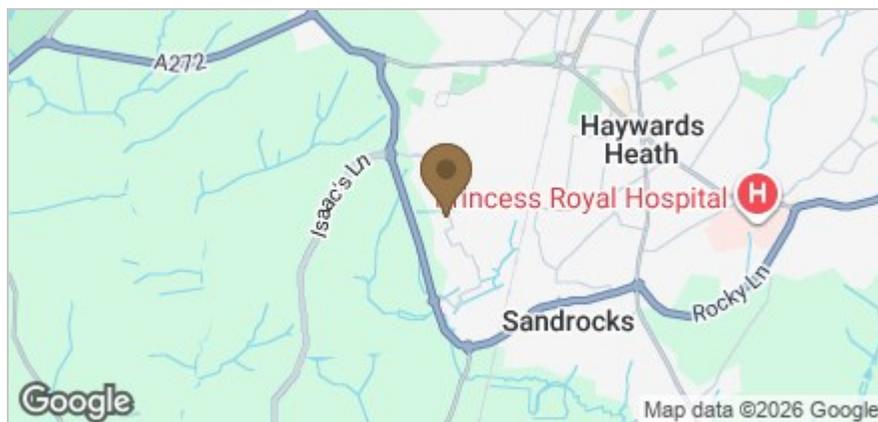
£1,550 Per Month



Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Welcome to this charming and well-maintained 2-bedroom townhouse, perfect for modern living.

Ground Floor: Entrance Hall with a convenient ground floor WC. Living Room: The heart of the home, featuring a decorative fireplace and stairs leading to the first floor.

Kitchen/Breakfast Room: Situated at the rear, this bright and spacious kitchen includes a washing machine, oven/hob, and fridge/freezer. Ample space for dining and entertaining. **Outdoor Space:**

Rear Garden: Patio doors open onto a low-maintenance, secure rear garden with a gate providing access to the carport and single garage.

First Floor:

Bedrooms: Two generously sized double bedrooms. The master bedroom features an en-suite shower room, while the second bedroom has ample built-in wardrobe storage.

Bathroom: A well-appointed family bathroom is conveniently located off the landing.

Additional Features:

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- Available: 28/08/2024
- Rent: £1550 pcm
- Deposit: £1788.00
- Holding Deposit: £357.00 (Will form part of the main deposit when the tenancy commences)
- Minimum Term: 12 Months
- Council Tax Band: 'D' £2227.92 (2024/2025)
- EPC Rating: C
- Minimum affordability criteria: £46,500 PA. 30 x the monthly rent (If you do not meet the affordability criteria a UK home owner may be required to act as a guarantor for the duration of the tenancy) Proof of income is required which may include savings, benefits received and income.

- Construction: Typically built property
- Windows: Double glazed
- Heating: Radiators
- Utilities: Mains supplied gas / Mains supplied water /Mains supplied electricity
- Waste Water/Sewage: Mains
- Water Meter: Yes

- Mobile Phone and Broadband Checker: Please verify with 'OFCOM'
- Parking: Carport and single garage adjacent to the garden for secure parking.
- Access and Arranged: Ground floor access with stairs to first floor.

Restrictions: Strictly no smokers and no pets.

