



2 Harlands Road, Haywards Heath, RH16 1LA

£1,350 Per Calendar Month

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COMMUTING CONVENIENCE | This 2 bed, 2 bath ground floor apartment is located in a great position for Haywards Heath's mainline station and enjoys its own westerly patio. Offered unfurnished and available from the 10th August 2025.

The Apartment. . .

A light, airy two bedroom ground floor apartment forming part of Harlands House – a popular, gated development within a couple minutes walk of Haywards Heath's mainline station, Waitrose & Sainsbury's Superstores and the Dolphin Leisure Centre.

The accommodation is well-arranged and well-proportioned, with the 17ft dual aspect living room being the heart of the home. There is plenty of room for both sitting and dining areas and French doors open on to the patio area, providing that essential outside space with a favoured westerly aspect.

The kitchen is fitted with integrated appliances and both bedrooms are doubles with built-in wardrobes. The main bedroom enjoys a fitted wardrobe and its own en-suite shower room. The second bedroom is served by the bathroom.

Further attributes include great storage, wider-than-average hallway, gas fired central heating, double glazing, neutral décor and secure entry phone system. The allocated parking space (no.2), is positioned directly outside the flat meaning you would usually use the patio doors as an effectively private entrance.

The Location. . .

Harlands House enjoys a most convenient location on the favoured west side of town, within easy reach Haywards Heath's mainline station which provides fast & regular commuter services to London (Victoria/London Bridge in approx 47 mins), Gatwick International Airport (20 mins) and Brighton (20 mins). Local amenities within easy walking distance include both Waitrose and Sainsbury's Superstores, Dolphin Leisure Centre (with two swimming pools and a gym) and 'The Broadway', which is the town's social hub with its array of bars & restaurants. Further shopping facilities can be found at 'The Orchards Shopping Centre' in Haywards Heath's town centre which is only a half-mile distant. By car, surrounding areas can be easily accessed via the A272 and A23(M), with the latter lying approximately 5 miles west at Warninglid/Bolney.

Information. . .

Council Tax Band: C

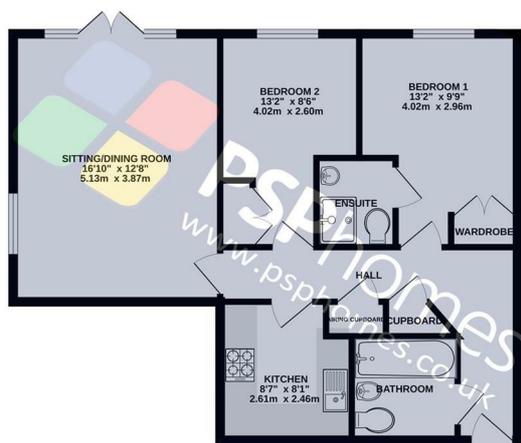
Permitted Fees:

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.

GROUND FLOOR



Plans for illustration purposes only. Intending purchasers should check measurements personally. House No: 10/10/2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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