







10 Church Lane, Wivelsfield, RH17 7RD

£2,695 Per Calendar Month

www.psphomes.co.uk

RE-AVAILABLE - A delightful four bedroom Sussex cottage set in a peaceful rural location, full of countryside appeal.
Nestled along a quiet no-through lane in the heart of historic Wivelsfield, this well presented cottage enjoys an idyllic setting beside the village church and surrounded by open countryside. Offering a peaceful retreat with scenic walks right from the doorstep. Unfurnished and available end of August 2026.

The Cottage...
Inside, the cottage includes a spacious living/dining room, an inviting log-burning stove and an abundance of charm throughout. The bright dual-aspect living room benefits from sliding doors opening onto the garden, creating a lovely connection between the indoor and outdoor spaces.

The modern kitchen is well equipped with a range of fitted units, an electric hob, oven, dishwasher, and fridge/freezer, providing everything needed for day-to-day living. A separate utility room offers additional storage.

Upstairs, you'll find four generously proportioned double bedrooms. The principal bedroom benefits from an extensive range of fitted wardrobes, an en-suite shower room, and enjoys far-reaching views across the surrounding countryside. There are three further bedrooms, served by a sytlish family bathroom.

Outside...
Outside, the south-facing garden offers a private and tranquil setting with lawns, brick-paved seating areas and mature planting. The rear garden also benefits from a garden house with power & air conditioninig unit, whilst the front has parking for several cars.

Location...
Church Lane is a quiet, no-through road located in a rural conservation area within the Lewes district of East Sussex, approximately 3 miles south of Haywards Heath and 3 miles east of Burgess Hill. It is situated in rolling farmland with views of the South Downs. An idyllic, semi-rural environment characterized by mature hedgerows, open fields, and period properties, including cottages dating back to the late 16th century.Accessibility: The lane is accessed just off the B2112. The church features a public car park. Travel Links include: Wivelsfield Train Station located roughly 2.2 miles away, whilst Haywards Heath railway station is a pproximately 2.5 miles (4.0 km). Both stations offers regular direct services to London Victoria, London Bridge, Gatwick Airport and Brighton, making it an excellent choice for commuters.

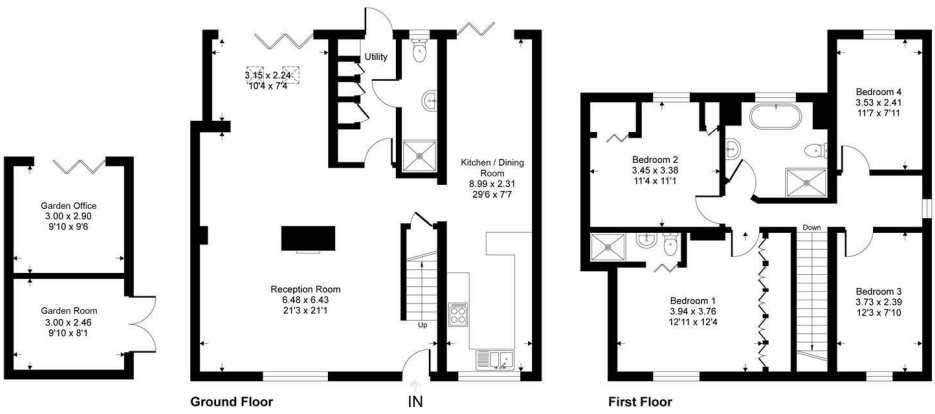
The area is well served by a selection of highly regarded primary and secondary schools, making it an excellent choice for families. A number of prestigious independent schools are also within easy reach, including Burgess Hill Girls, Ardingly College and Hurstpierpoint College.

Finer Details...
Council Tax Band: F - £3,905.33 for 2026/27 (for a guide only. Please contact Local Authority for exact figure) Lewes District Council
Services: Gas Central Heating

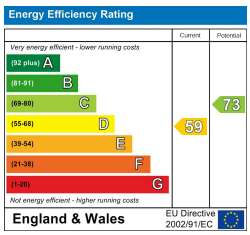
Holding Fee: One weeks rent - £621.92
Deposit: Five weeks rent - £3109.61
The holding deposit will be refunded against the first month's rent but can be retained if the applicant withdraws from the property, fails the reference checks due to false or misleading information or fails the Right to Rent checks.

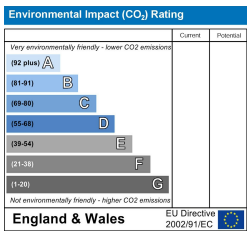
Church Lane, RH17

Approximate Gross Internal Area = 147.2 sq m / 1585 sq ft
Approximate Outbuilding Internal Area = 16.5 sq m / 178 sq ft
Approximate Total Internal Area = 163.7 sq m / 1763 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.PSP Homes





PSPhomes

VIEWING BY APPOINTMENT WITH PSP HOMES
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999
OPEN SEVEN DAYS A WEEK www.psphomes.co.uk

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.