



3 Cherry Trees Whitemans Green

Cuckfield, Haywards Heath, RH17 5DA

£795 Per month

Council Tax Band



**\*\* VIEWING APPOINTMENTS NOW FULLY BOOKED \*\***

James and James Estate Agents are delighted to offer for rent this rarely available one bedroom ground floor flat, situated in the lovely village of Cuckfield. just a few miles from Haywards Heath with it's railway links to London.

The accommodation comprises as follows: Own private entrance, lounge with working fireplace, double bedroom, kitchen with appliances and door to garden, bathroom with bath and shower, separate WC, lovely lawned side and rear garden with shed. Other features include gas central heating and double glazing, the flat is unfurnished and available in October.

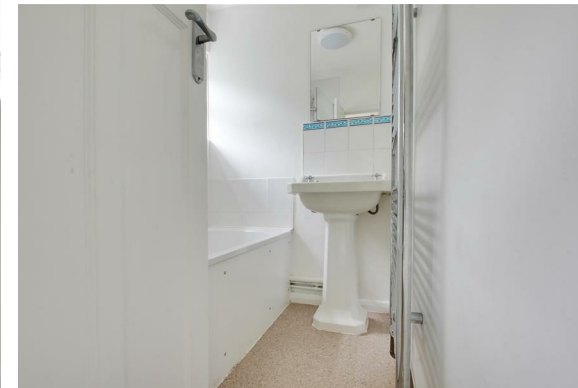
#### Holding Deposit

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year)

Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

#### Private Entrance





Lounge  
13'8 x 13' (4.17m x 3.96m)

Double Bedroom  
12'11 x 10'3 (3.94m x 3.12m)

Kitchen With Appliances  
8'8 x 8'5 (2.64m x 2.57m)

Bathroom With Shower  
5'11 x 4'6 (1.80m x 1.37m)

Separate WC

Side And Rear Garden With Shed

Off Road Parking

## Floor Plan



## Viewing

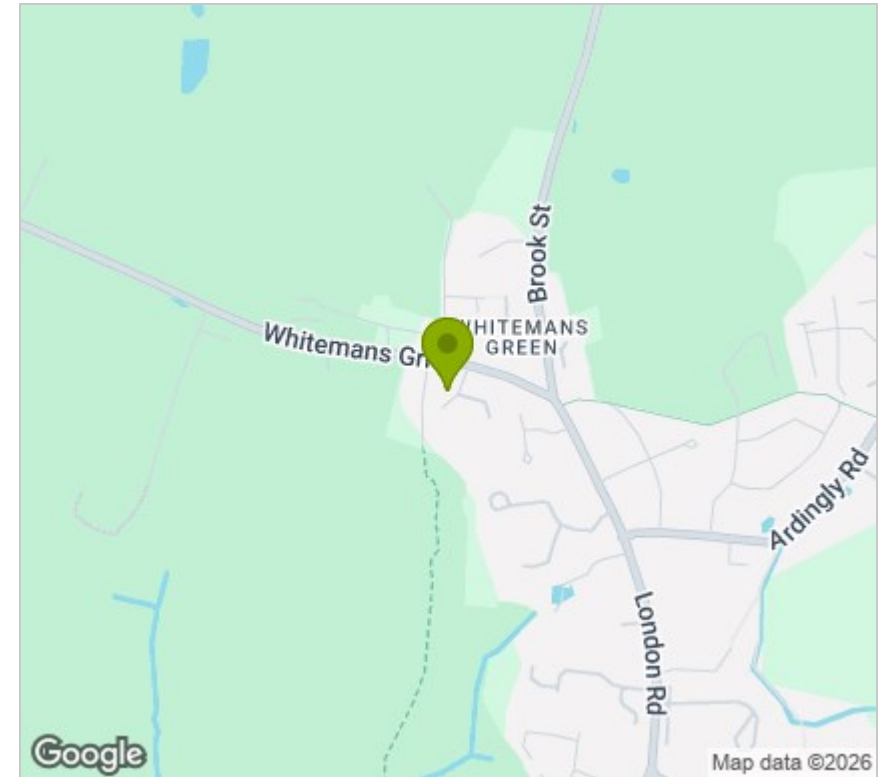
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



## Area Map



## Energy Efficiency Graph

