



<https://www.hamways.com/welkin-bungalows>

Welcome to Your New Home!

Welcome to Welkin Bungalows, we hope you will be happy in your new home.

What Hamways Do

Hamways are the Property Managers for your home. We look after the bungalows and communal gardens at Welkin Bungalows & can help with maintenance & tenancy queries. Full details of how to get in touch with us are on our website: www.hamways.com. We are fully digital, with a state-of-the-art Customer Portal, which allows you to report issues, check your account, make rent payments & more. This is the most efficient way to administer to non-urgent queries, however if you require immediate assistance, please call our main number on 01883 730890

Hamways are both a Property Manager & Letting agent & we look after an extensive portfolio nationally. We hope you will be happy in your new home for many years but if your circumstances do alter or you just feel it is just time for a change, we are always here to help you.

Hamways Contact Details

- ❖ Web - www.hamways.com - visit our website to pay rent, report and track repairs, view documents and much more. All you need to register is the unique PIN and tenant reference provided in your welcome letter.
- ❖ Email - enquiries@hamways.com
- ❖ Phone - 01883 730890. Please press 1 to reach our repairs department or hold for all other enquiries.
- ❖ Office address - 104 Station Road East Oxted Surrey RH8 QQA

For urgent repairs outside normal working hours (9am- 5:30pm, Monday to Friday), please call 01883 730890. Press 1 and you will be directed to our out of hours partners Adiovu. If your repair is not urgent, please contact us the next working day.

The Local Area

Welcome to Lindfield.

We have put together some local information to help you discover your new neighbourhood.

Public transport

Train

- ❖ Haywards Heath - 1.5 miles

Buses

Opposite Pickers Green

- ❖ 30 - Lindfield - Haywards Heath Circular

From Lindfield High Street

- ❖ 270 - Towards East Grinstead or Haywards Heath, Burgess Hill and Brighton
- ❖ 272- Towards Crawley or Haywards Heath, Burgess Hill and Brighton

From Lindfield Common

- ❖ 149 - towards Haywards Heath and Scaynes Hill or Chailey School

Local Markets

- ❖ Haywards Heath Farmers Market, Orchards Shopping Centre, Haywards Heath - 4th Thursday of every month, 9-2
- ❖ Ardingly Country Market, Hapstead Hall, Ardingly - every Thursday 10-11

Supermarkets

- ❖ Co-operative Food, 35-37 High Street, Lindfield - 0.5 miles
- ❖ Sainsburys, Bannister Way, Haywards Heath - 1.5 miles
- ❖ Tesco Express, Walnut Park, Haywards Heath - 1.7 miles
- ❖ Waitrose, Sydney Road, Market Place, Haywards Heath - 1.5 miles

Pharmacy

- ❖ Abbotts Pharmacy, 83 High Street, Lindfield - 0.4 miles
- ❖ Selby Pharmacy, 33 High Street, Lindfield - 0.5 miles

Shopping

- ❖ Lindfield High Street - 0.4 miles
- ❖ Haywards Heath 1.5 miles
- ❖ Crawley - 11 miles
- ❖ East Grinstead - 11 miles
- ❖ Horsham - 13 miles

Parks & Green Spaces

- ❖ Lindfield Common - 0.5 miles
- ❖ Clair Park, Haywards Heath - 1.6 miles
- ❖ Victoria Park, Haywards Heath - 2.2 miles
- ❖ Beech Hurst Gardens, Haywards Heath - 2.2 miles

Information About Your Block

Hamways manages the whole development, including the communal gardens, at Welkin Bungalows. Below you will find some general information and housekeeping points that we hope you will find helpful.

- ❖ **Local Authority** - Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS, Tel: 01444 458166, enquiries@midsussex.gov.uk, <https://www.midsussex.gov.uk/>
- ❖ **Refuse & Recycling** - Black and blue lidded bins are collected on alternate Thursdays. Garden waste is collected on a fortnightly basis (subscription service). There is a bin store towards the back of the garages.
- ❖ **Television Aerial** - There is currently no communal television aerial system. You may make your own arrangements for television aerials. Please bear in mind that Planning Regulations limit the number, siting and size of dishes or aerial on any building.
- ❖ **Communal Areas** - We ask all users of the communal areas to behave in a neighbourly way and to be considerate and respect your fellow residents. Your landlord does not permit smoking within the buildings.
- ❖ **Parking Arrangements** - There are no formal facilities for parking motor vehicles on site. There are spaces for informal use by residents, on a first-come first-served basis. There are no formal visitor parking facilities available. There is opportunity for on-street parking in the adjacent roads
- ❖ **Bicycles** - There is no formal facility for the on-site storage of bicycles. Bicycles should not be stored inside the bungalows. Please be aware that bicycles kept anywhere in the development are left at the owner's own risk.

Council Tax and Utilities

- ❖ **Council Tax** - Lewes and Eastbourne Councils, 1 Grove Road, Eastbourne, East Sussex, BN21 4TW, <https://www.lewes-eastbourne.gov.uk/>
- ❖ **Water** - Your water supplier is South East Water, Rocfort Road, Snodland, Kent, ME6 5AH, 0333 000 0001. For further information please follow the link below: <https://www.southeastwater.co.uk/>
- ❖ **Gas and Electricity** - You are free to choose your own supplier. You should take meter readings at the start and end of your tenancy.

