



**30 Gordon Close**  
Haywards Heath, RH16 1ER

■ ■ ■ Mark Revill & Co

## 30 Gordon Close Haywards Heath, RH16 1ER

£215,000

This excellent ground floor purpose built flat enjoys the benefit of a private south facing garden and is located just a short walk to Haywards Heath mainline station. The bright and well presented accommodation has the benefit of electric heating and double glazing and incorporates a splendid living room, well fitted kitchen complete with appliances, a double bedroom with range of fitted wardrobes and a bathroom with a white suite. There is an allocated car parking space located to the front. The flat is ideal for a first time buyer or as a buy to let investment with a potential rental income of approximately £900 per calendar month (providing a gross yield of 4.85%).

Gordon Close is situated in this popular central location on the corner of Queens Road and Mill Green Road just a short walk to the mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure complex, Waitrose and Sainsbury's superstores are all in the immediate vicinity, whilst The Broadway with its array of restaurants and the town centre with its range wide range of shops are within easy reach. The A23 lies just over 5 miles to the west providing a direct route to the



motorway network, Gatwick Airport is 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is just over 15 miles distant.

## GROUND FLOOR FLAT

**Hall** Built-in airing cupboard housing newly installed hot water tank. Fitted tall shallow cupboard, cupboard over. Wood flooring.

**Living Room** 11'11" x 10'8" (3.63m x 3.25m) Double glazed window and door to private patio garden. TV aerial point. Night storage heater. Wood flooring.

**Kitchen** 10'8" x 5'2" (3.25m x 1.57m) Fitted with an attractive range of units comprising inset stainless steel sink with mixer tap, adjacent L shaped work surfaces, cupboards, drawers and Zanussi **washing machine** under. Built-in **electric oven**. **4 ring electric hob** with filter hood over. Range of wall cupboards. **Fridge**. Double glazed window. Part tiled walls. Wood flooring.

**Bedroom** 13'9" x 9'5" (4.19m x 2.87m) Range of fitted furniture comprising 2 double wardrobes with floor to ceiling mirror doors, central dressing table and drawer, mirror and high level cupboard over. 2 double glazed windows. Night storage heater.

**Bathroom** White suite comprising bath with mixer tap, independent electric shower over, fitted rail and curtain, pedestal basin with mixer tap, close coupled wc. Wall mounted Dimplex convector heater. Extractor fan. Part tiled walls. Vinyl flooring.

## OUTSIDE

**Private Patio Garden** Paved with raised flower and shrub beds. Fully enclosed with timber fencing and high brick wall. Rear gate to Queens Road.

**Allocated Car Parking Space** No. 25. Located immediately in front of the block

## OUTGOINGS

**Ground Rent** Peppercorn.

**Service Charge** £400 per annum.

**Buildings Insurance** £500 per annum.

**Lease** Expires 2146 (123 years unexpired).

**Managing Agents** Jonathan Rolls 74 Preston Drive, Brighton, BN1 6LB. Telephone: 01273 684997

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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