



39 Gordon Close
Haywards Heath, RH16 1ER



Mark Revill & Co

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£225,000

This excellent ground floor purpose built flat is conveniently located close to Haywards Heath station and enjoys a private south facing rear patio garden. The bright and well planned accommodation has the benefit of gas central heating and double glazing and incorporates a pleasant south facing living room with door to the garden, an extremely well fitted kitchen complete with appliances, a double bedroom with range of fitted furniture and a refitted bathroom with white suite. In addition the flat has the benefit of an allocated car parking space. The flat is ideal for a first time buyer, those wishing to downsize or as a buy to let investment with a potential rental income of approximately £850 per calendar month (providing a gross yield of about 4.2%).

Gordon Close is situated in this popular central location on the corner of Queens Road and Mill Green Road just a short walk to Haywards Heath mainline railway 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 close at hand, whilst The Broadway with its array of restaurants and the town centre with its 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

Entrance Hall Tall storage cupboard. Ample coat hanging space. Radiator. Tiled floor.

Living Room 11'10" x 10'9" (3.61m x 3.28m) Enjoying favoured southerly aspect with outlook over the garden. Range of fitted storage cupboards. Radiator. Large double glazed window and door to rear garden.

Excellent Kitchen 10'8" x 5'3" (3.25m x 1.60m) Well fitted with an attractive range of units comprising inset stainless steel sink with mixer tap, adjacent worktop, cupboards and drawers under. Cannon **gas cooker** with extractor hood over. Matching worktop with cupboard and **washing machine** under. Tall **fridge/freezer**. Good range of wall cupboards, one housing Vaillant gas combination boiler. Double glazed window. Radiator.

Bedroom 13'7" x 9'7" (4.14m x 2.92m) Good range of fitted furniture, double and single wardrobes, tall shelved cupboard, adjacent dressing table top, 2 wall lights and high level cupboards over. 2 Double glazed windows. Radiator.

Bathroom White suite comprising bath with mixer tap, independent Triton electric shower over, glazed shower screen, basin with mixer tap, cupboard under, wc with concealed cistern.

OUTSIDE

Private South Facing Private Garden Private patio adjacent to the flat with brick retaining wall, raised L shaped herbaceous border. Steps on one side to rear access gate to Queens Road. The garden is fully enclosed by close boarded timber fencing and high brick wall.

Allocated Car Parking Space No 18

OUTGOINGS

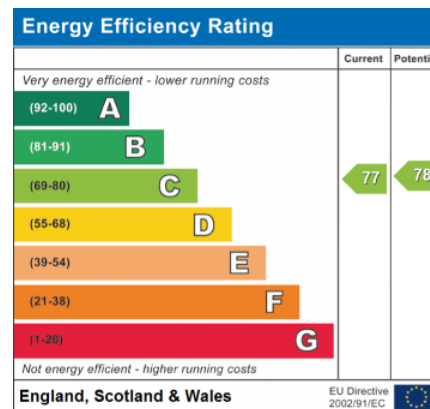
Ground Rent £225 per annum.

Maintenance £40 per month.

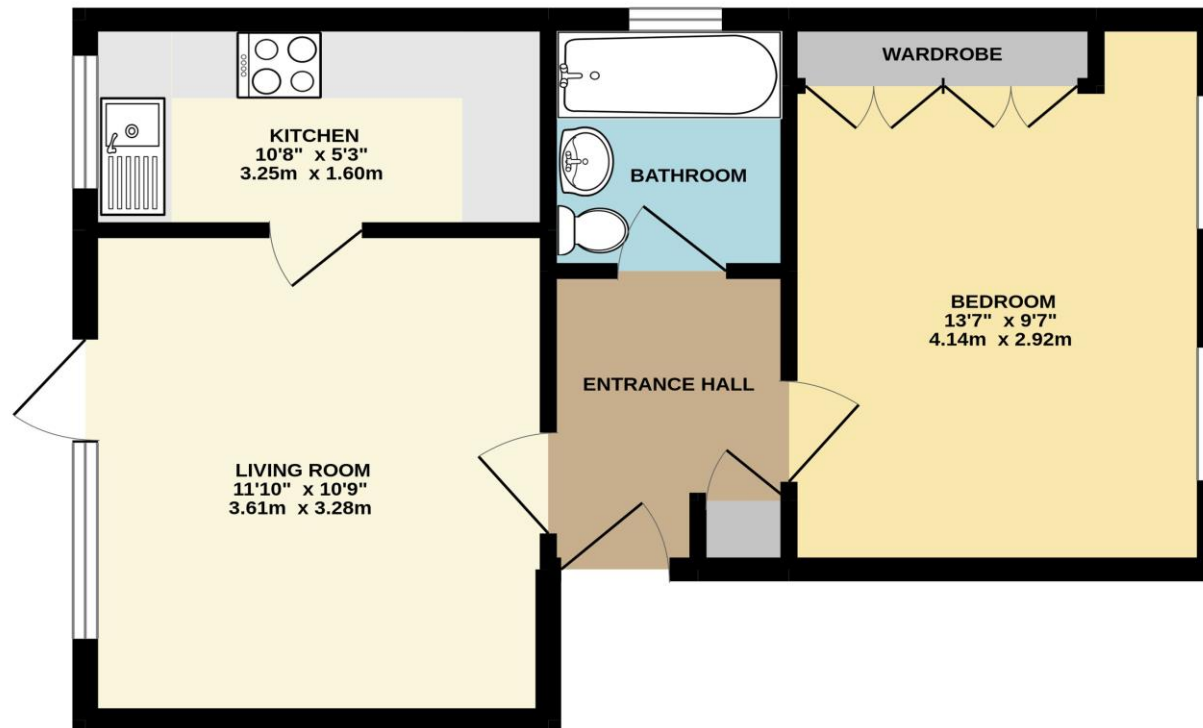
Buildings Insurance £378 per annum.

Lease Expires 31st July 2169

Managing Agents: Jonathan Rolls Ltd - 244 Eastern Road, Brighton, BN2 5TA. Telephone No. 01273 684997. Email: management@jonathanrolls.com



GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 392 sq.ft. (36.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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