



6 Gordon Close
Gordon Road, Haywards Heath, RH16 1ER



Mark Revill & Co

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£190,000

This excellent first floor purpose built flat has the benefit of a garage and adjacent parking space and is located just a short walk to the mainline station. The bright and well presented accommodation has been recently refurbished throughout, has the benefit of double glazing, part electric heating and incorporates a splendid open plan living room with fitted kitchen complete with appliances, a double bedroom with range of wardrobes and a stylish refitted shower room with contemporary white suite. 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 Haywards Heath 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.

FIRST FLOOR FLAT

Hall Built-in airing cupboard housing hot water cylinder with twin immersion heaters and slatted shelving. Trip switches. Hatch to **loft space**. Wood effect laminate flooring.

Open Plan Living Room with Kitchen 17'11" x 10'9" (5.46m x 3.28m) Wood effect laminate flooring.

Living Room TV aerial point. Telephone point. Double glazed window. Electric radiator.

Kitchen Comprehensively fitted with an attractive range of units comprising inset composite sink with mixer tap, adjacent work surfaces, cupboards, deep drawers, integrated **dishwasher** and **washing machine** under. Built-in brushed steel **electric oven**, **4 ring halogen hob**, glass splashback and concealed extractor fan over. Good range of tall wall cupboards. Integrated tall **fridge** and **freezer**. Peninsula breakfast bar with timber top, 2 bar stools. Double glazed window.

Bedroom 13'8" x 9'7" (4.17m x 2.92m) 2 double wardrobes. 2 double glazed windows. Electric radiator. Wood effect laminate flooring.

Shower Room Large walk-in fully tiled shower, inset basin with single lever mixer tap, adjacent top, cupboard beneath, wc with concealed cistern. Heated chromium ladder towel warmer/radiator. Double glazed window. Wood effect laminate flooring.

OUTSIDE

Garage In adjacent block (middle of three). Up and over door. **Parking space in front of garage.**

OUTGOINGS

Ground Rent Peppercorn.

Service Charge £400 per annum.

Buildings Insurance £500 per annum.

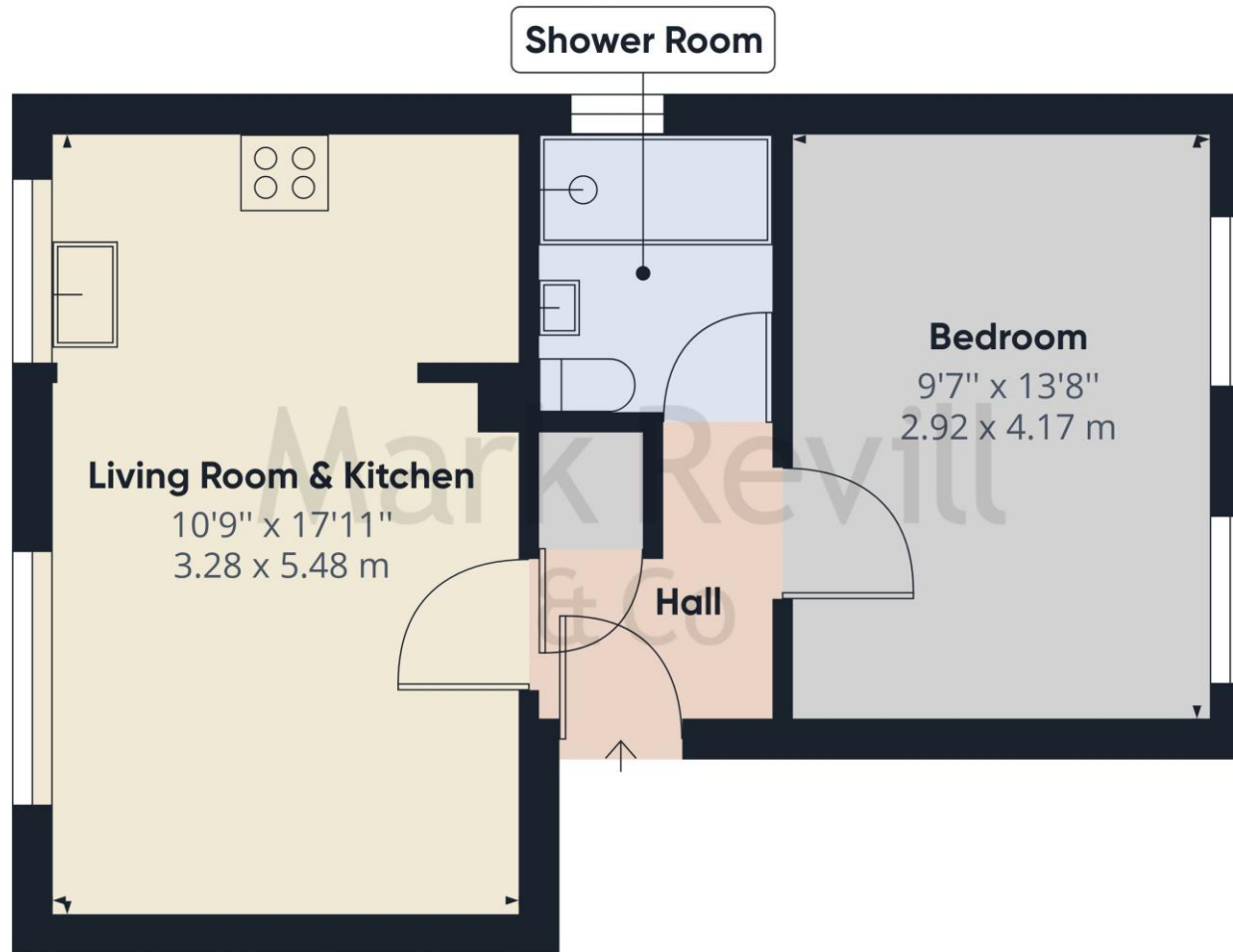
Lease Expires 2146 (123 years unexpired).

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

ESTATE AGENTS ACT 1979 Declaration of Personal Interest - the owner of this flat is a relative of a director of Mark Revill & Co Ltd.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Approximate total area⁽¹⁾

403.09 ft²
37.45 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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