



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



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### Offers in Excess of £190,000 Leasehold

This compact, yet charming ground floor flat is offered to the market with no-onward chain. The spacious double bedroom with two large double-glazed windows ensures ample natural light and the lounge/dining room boasts sliding patio doors out to a secure private patio garden with timber shed for storage and a secure gate allows direct access onto Mill Green Road. The lounge blends into a fitted kitchen with gas boiler and there is also a modern fitted bathroom suite. The flat benefits from an allocated car parking space

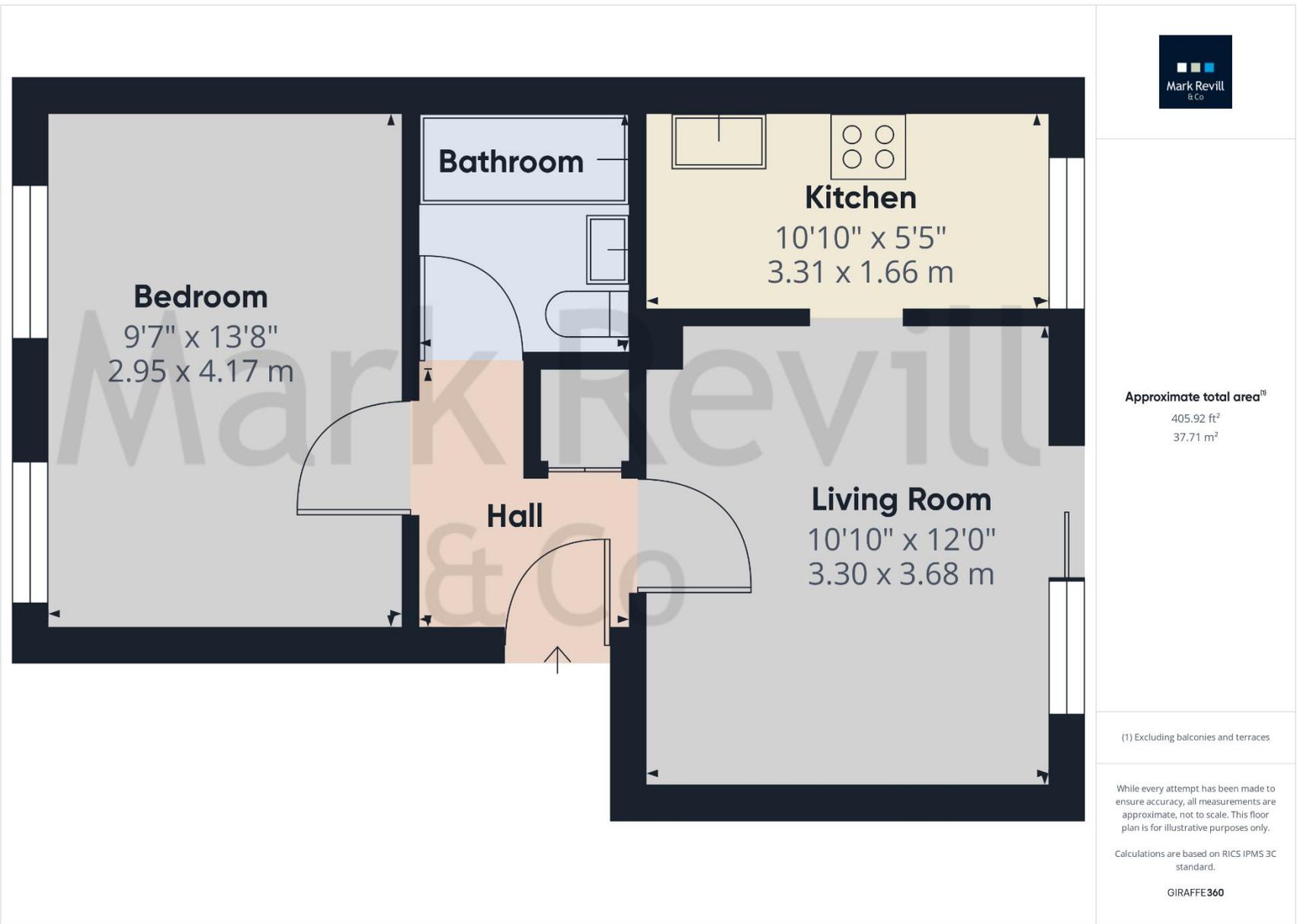
Gordon Close is strategically placed near essential amenities for convenient living. Haywards Heath train station is a minutes' walk which makes commuting a breeze and for your shopping needs, the property is within a short distance of two supermarkets, Sainsbury's and Waitrose. Additionally, Haywards Heath College is in close proximity and the town centre is just a 10 minute walk. Dress this property to your taste and create a cosy haven in the heart of Haywards Heath

Ground Rent: £1,084 per annum.  
Service Charge: £430 per annum.  
Building Insurance: £560 per annum.  
Leasehold: 113 years.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	75
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.

143 South Road  
Haywards Heath  
West Sussex, RH16 4LY  
01444 417714  
Haywardsheath@markrevill.com

