



27 Gower Road, Haywards Heath, West Sussex RH16 4PW

Guide Price £200,000



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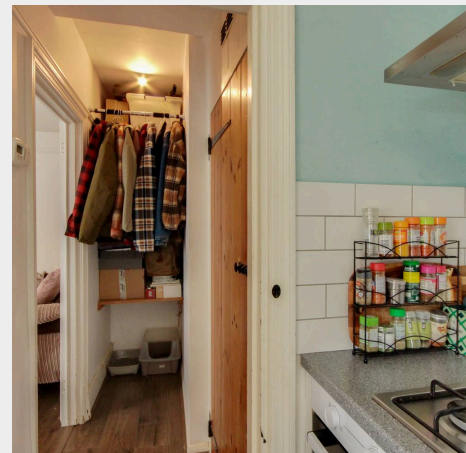
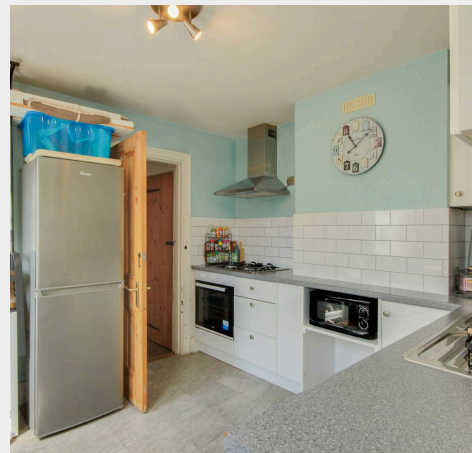
A 1 bedroom ground floor converted flat with off-road parking and a small outside area that could be used as a small garden with the benefit of a share of the freehold and minimal service charge costs conveniently placed behind the main town centre within a short walk of the shops, Victoria Park, the Broadway, railway station and hospital.

Tenure: Share of freehold and a 999 year leasehold from 02.07.2010

Ground rent: None-payable

Buildings insurance: cost shared with flat upstairs

- Very well presented ground floor flat
- Great location in the heart of the town centre
- Within walking distance of all town facilities
- No fixed annual service charges
- All maintenance costs shared with upstairs flat
- Parking space to rear - Small courtyard area
- Very spacious bay fronted bedroom
- Separate living room and modern kitchen
- Refitted shower room
- Double glazed windows
- Gas heating to radiators
- Ideal first purchase/Buy To Let investment
- For sale with no onward chain
- EPC rating: C - Council Tax Band: B





The property is situated midway along Gower Road within a 3 minute walk of the glorious Victoria Park and main shopping area of South Road. The Orchards Shopping Centre and Broadway are a few minutes further on where there is an extensive range of restaurants, cafés and bars. The railway station is 0.85 miles distant and provides fast commuter services to London Bridge/Victoria 45 mins, Gatwick Airport 15 mins and the south coast at Brighton in 20 mins. There are several schools within walking distance including St Wilfrid's, St Joseph's RC Primary and the Warden Park Primary Academy School. Oathall Community College with its farm in Lindfield is the closest school, however, some children go to Warden Park Secondary Academy School in Cuckfield.

**Distances (approx miles on foot/car/train)**

Primary Schools: St Wilfrid's (0.5), St Joseph's RC (0.5), Warden Park Junior Academy (0.5)

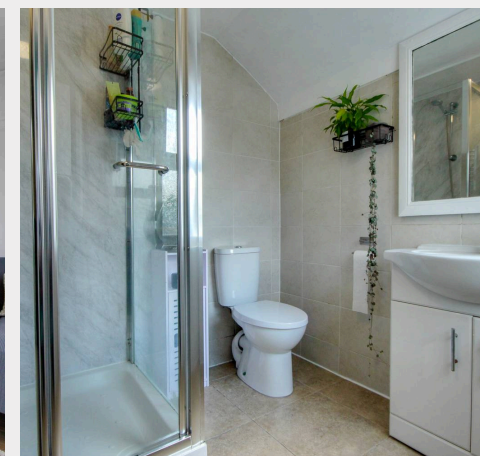
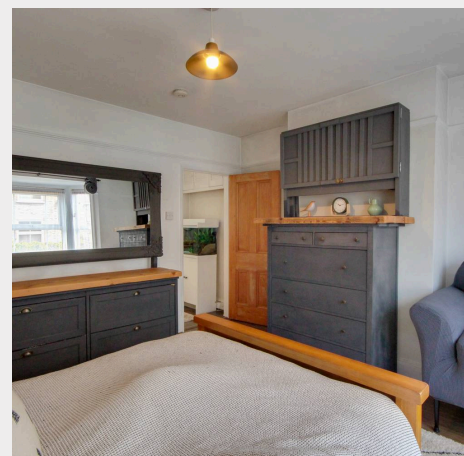
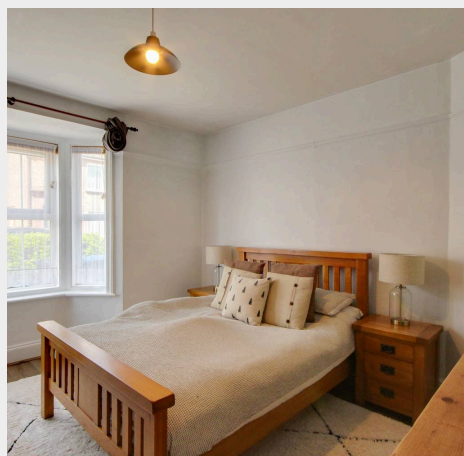
Secondary Schools: Oathall Community College (1.3), Warden Park Secondary Academy (2.0), St Paul's RC in Burgess Hill (5.9), Haywards Heath 6th Form College (1.2)

Railway Station 0.85 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins)

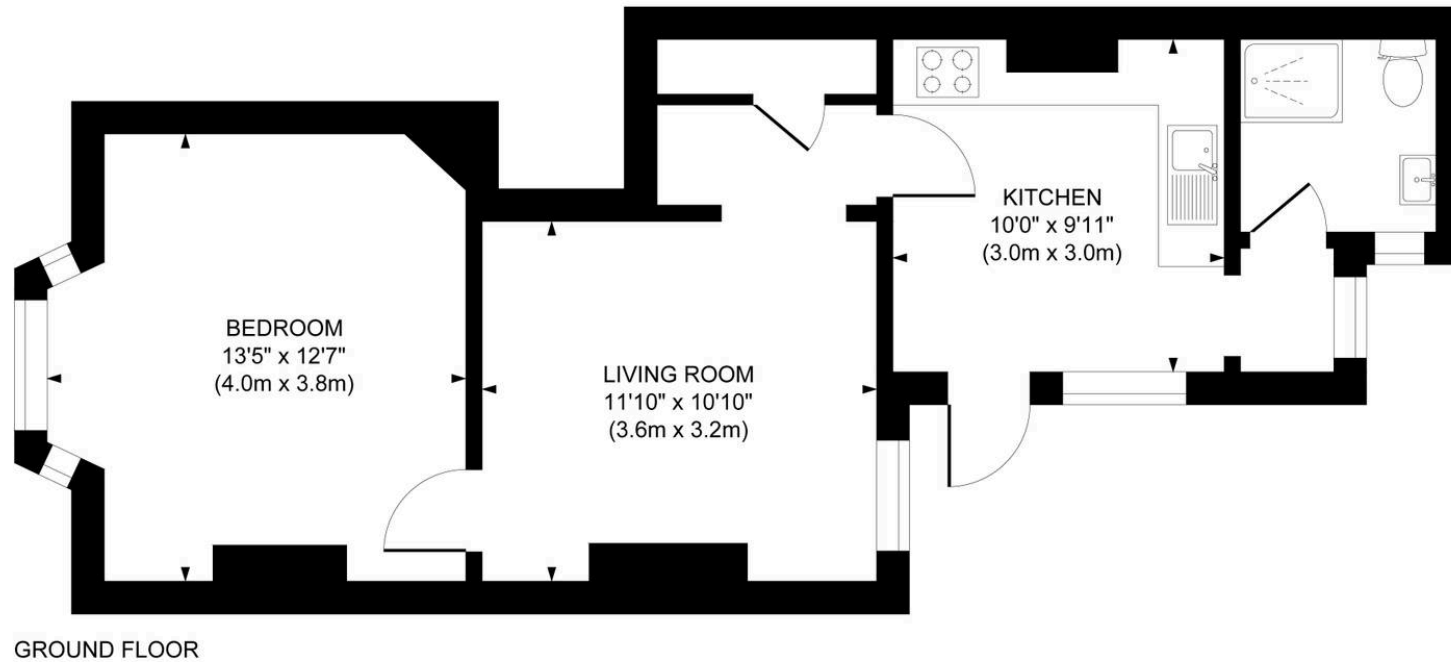
Gatwick airport (14)

Brighton seafront (14)

A23 – Bolney (6)



Approximate Gross Internal Area  
478 sq. ft / 44.46 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

## Mansell McTaggart Haywards Heath

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