



**22 Kings Gate**  
Gordon Road, Haywards Heath. RH16 1DY



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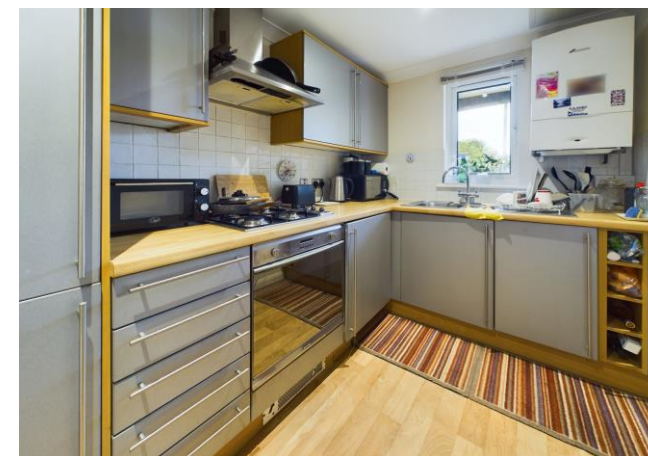
Guide Price £280,000 Leasehold

This delightful ground floor apartment forms part of a purpose-built development just a short walk of the mainline station. The accommodation comprises 2 double bedrooms, an en suite shower room and family bathroom, separate kitchen and large living/dining room with door onto a private garden with gate for access. The property has the benefit of gas central heating, double glazed windows, an allocated underground parking space, the prospect of using the garden as a private entrance to the property and a private alley to the side of the property providing space to store garden items or bikes. The property is being sold with the benefit of no ongoing chain.

Situated in this sought after, quiet location just a short walk of the mainline railway station providing a fast and frequent service to central London (42-45 minutes), Waitrose and Sainsbury's Superstores, the Dolphin Leisure Centre and The Broadway providing an array of bars and restaurants. The A23 is close at hand connecting the town with the motorway network with Gatwick Airport 13 miles to the North and the cosmopolitan city of Brighton and the South Coast just 15.4 miles to the South.

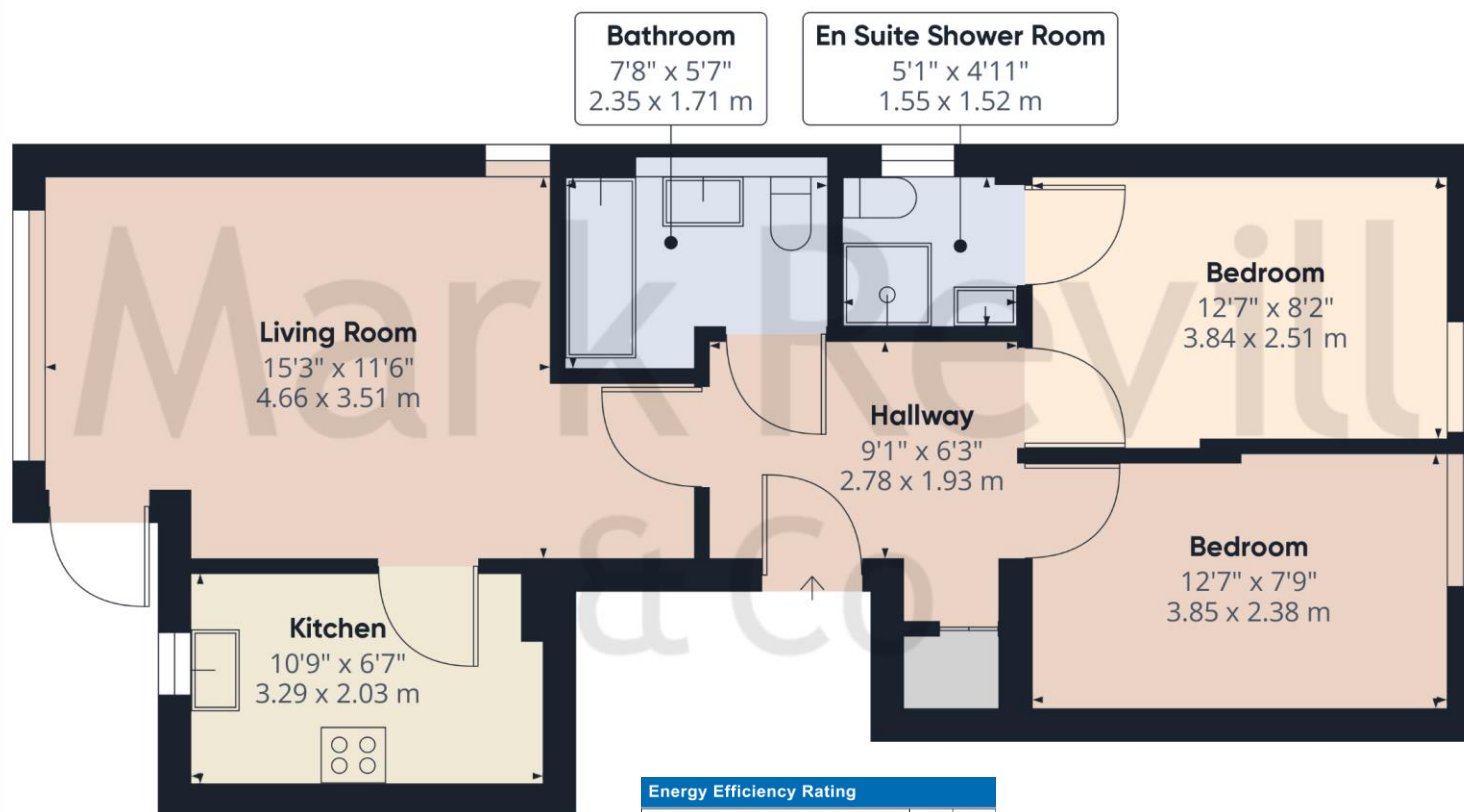
**Lease:** 977 years remaining - Share of Freehold  
**Service Charge:** £1,245 per annum (2024-2025)  
**Ground Rent:** To be advised

**Managing Agents:** Martin & Co -01444 242059  
3-4 Keymer Road, Burgess Hill, RH15 0AD







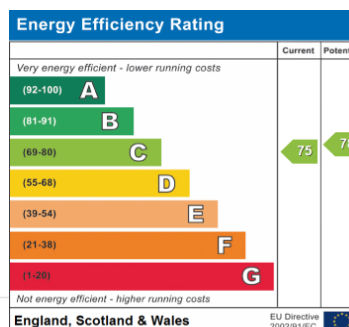


Approximate total area<sup>(1)</sup>  
617.89 ft<sup>2</sup>  
57.4 m<sup>2</sup>

(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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Mark Revill & Co