



51 Gordon Close
Haywards Heath, RH16 1ER

■ ■ ■ Mark Reville & Co

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Guide Price £225,000 Leasehold

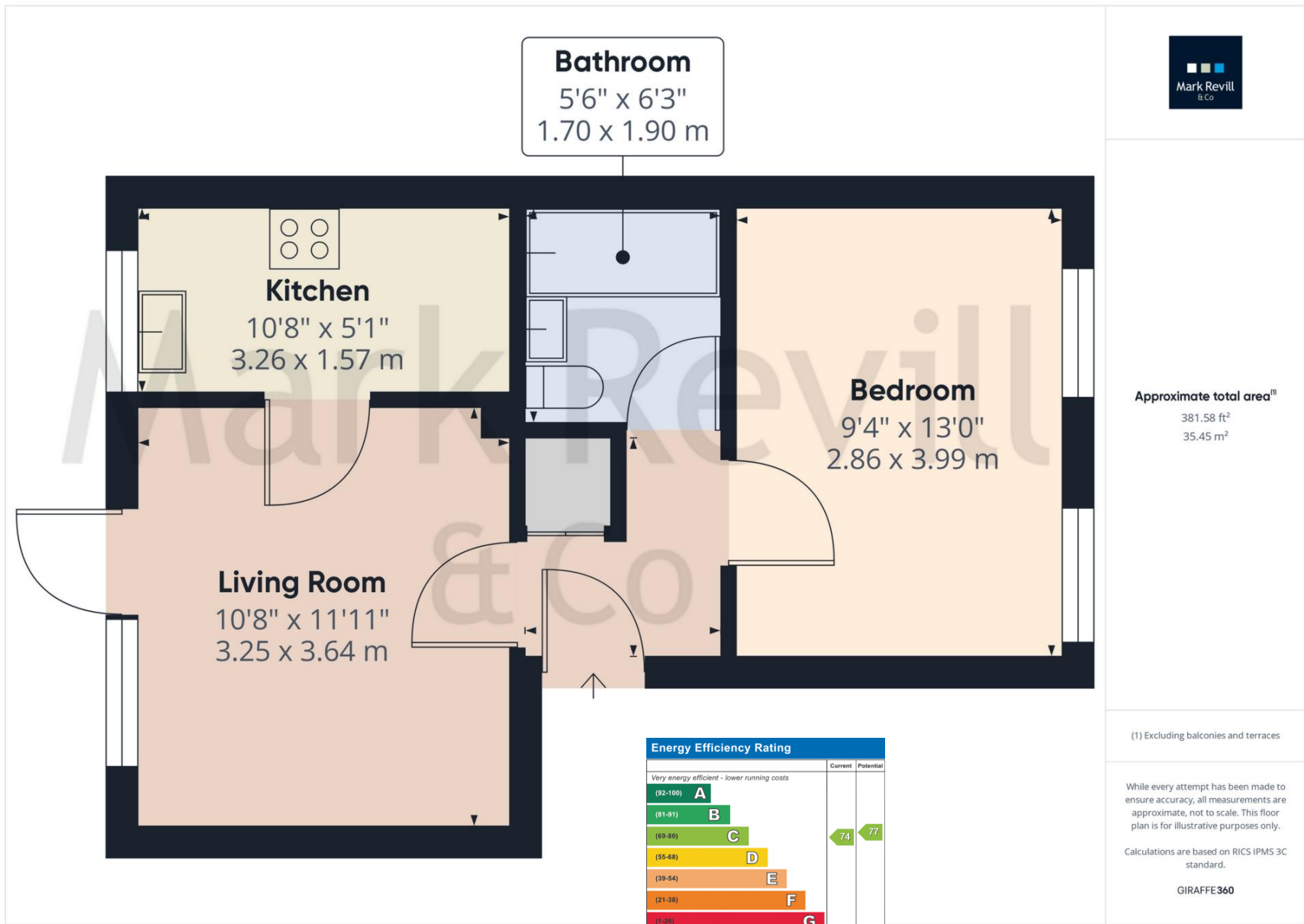
This excellent ground floor purpose built flat enjoys the benefit of a private garden and is located just a short walk to Haywards Heath mainline station. The bright and well presented accommodation has the benefit of gas heating and double glazing and incorporates a splendid living room with patio doors to the garden, separate kitchen, double bedroom and modern bathroom. There is an allocated car parking space located to the front. 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 4.8%)

Gordon Close is situated in this popular central location on the corner of Queens Road and Mill Green Road just a short walk to the mainline 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 in the immediate vicinity, whilst The Broadway with its array of restaurants and the town centre with its range wide 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 Rent: Peppercorn.
Maintenance: £480 per annum.
Buildings Insurance: £400 per annum.
Lease: 145 years unexpired.







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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