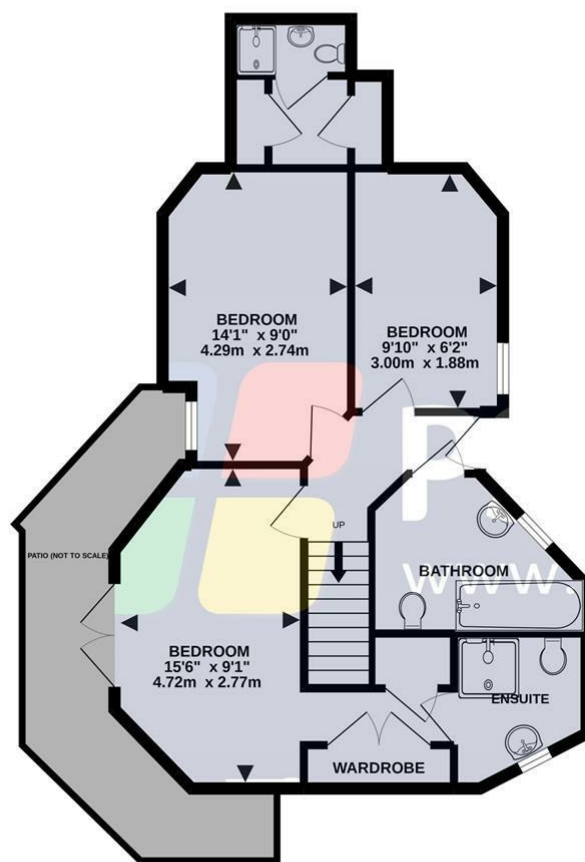




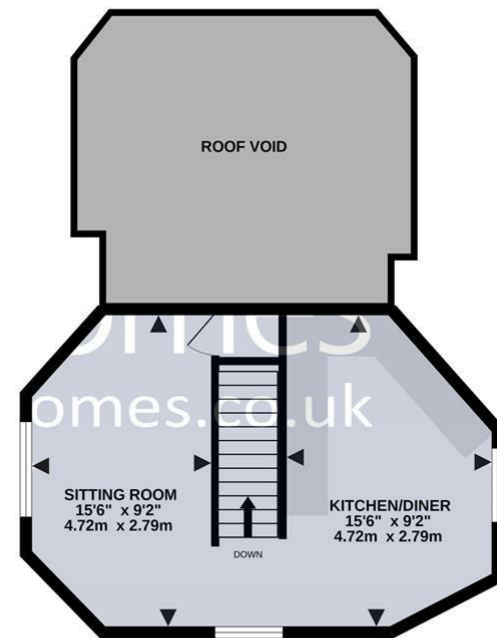
15 Kings Gate, Gordon Road, Haywards Heath, West Sussex, RH16 1DY

Guide Price £300,000 Leasehold

GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 900sq.ft. (83.6 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Energy Efficiency Rating: A (Current), A (Potential)
 Environmental Impact (CO₂) Rating: A (Current), A (Potential)



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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.

Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



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What we like...

- * Quirky and very individual 'upside-down' mews home.
- * Prime location for the station, perfect for commuters.
- * Private outside space.
- * Long 999 year lease.
- * Three bedrooms and three bath/shower rooms.

The House...

This unique 'upside-down' mews home was built in 2003 by Natta Homes as part of the Kings Gate development located in a prime location for Haywards Heath's mainline station and within walking distance of lovely Lindfield.

The accommodation is arranged over two floors and extends to approximately 900 sq ft. The ground floor boasts three double bedrooms and three bath/shower rooms. The master bedroom has its own dressing room that leads through to an en-suite shower room. The second bedroom has a similar layout, again with en-suite and the family bathroom serves bed 3.

On the first floor is a living room and kitchen/diner.

Outside the patio garden that provides low maintenance space for 'al-fresco' entertaining and there is an allocated parking space.

Further attributes include gas fired central heating, double glazing, neutral décor and the remainder of a 999 year lease. The property is also sold with no onward chain.



The Location...

Kings Gate sits on Gordon Road, an established residential road of mainly Victorian/Edwardian/1930s homes and enjoys a most convenient location for Haywards Heaths mainline station, which provides fast and regular commuter services to London (Victoria/London Bridge in approx 47 mins), Brighton and Gatwick International Airport. Additionally there are a variety of local amenities within close proximity including a convenience store while Waitrose and Sainsburys Superstores and the Dolphin Leisure Centre are also within easy walking distance. By road, surrounding areas can be easily accessed via the A272 and A23(M) with the latter lying approximately five miles west at Bolney/Warninglid.

The property falls into the catchment area for the highly regarded Blackthorns Primary School in Lindfield and for secondary education children usually attend Oathall Community College. There are also a number of private schools within the local area including Great Walstead School, Ardingly College and Burgess Hill School for Girls.

Information

Tenure: Leasehold
Lease: 999 years from 25th March 2002
Service Charge: £1200 per annum
Managing Agents: Martin & Co, Burgess Hill
Local Authority: Mid Sussex District Council
Council Tax Band: D

