



HAMLYN SMITH

OFFERS OVER £200,000

GORDON ROAD, HAYWARDS HEATH

1 BEDROOM

1 RECEPTION

1 BATHROOM

A beautifully maintained one-bedroom first-floor apartment with allocated parking, ideally located just a five-minute walk from Haywards Heath mainline station. Offering bright, low-maintenance accommodation within a well-managed development, this property is perfect for first-time buyers, commuters, downsizers and investors alike, with an estimated rental income of £1,050 - £1,100pcm

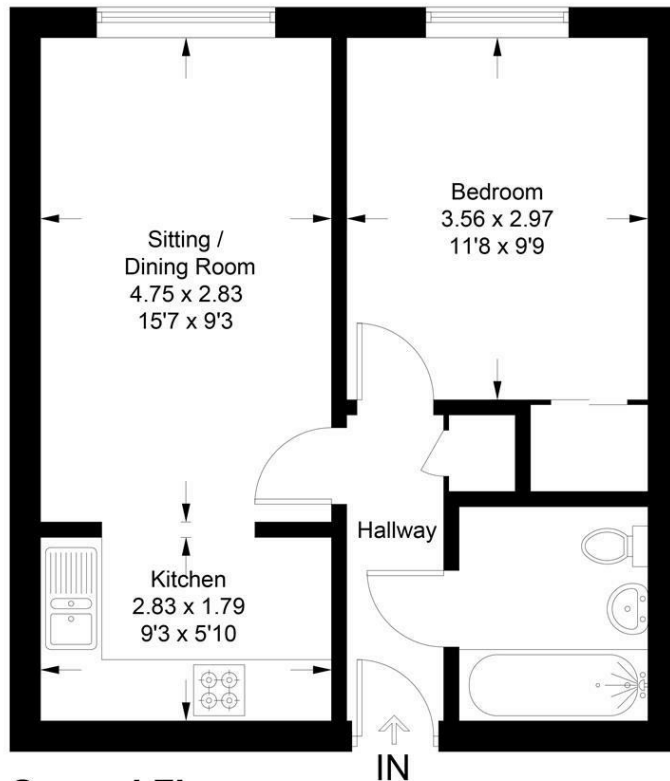
- Just a 5-minute walk to Haywards Heath mainline station with fast links to London, Brighton & Gatwick.
- Allocated Parking Space
- 102-year lease, EPC Rating B and low-maintenance living within a well-managed development.
- Well-maintained throughout, with a recently replaced boiler, consumer unit and modern kitchen appliances.
- Modern Bathroom with white suite
- Walking distance to Shops, Restaurants & Pubs
- EPC Rating B & Council Tax Band B





Princess Court

Approximate Gross Internal Area = 40.0 sq m / 430 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1325482)

HAMLIN SMITH

A beautifully presented one-bedroom first-floor apartment in the highly regarded Princess Court development, ideally located just a five-minute walk from Haywards Heath mainline station. Offering approximately 410sqft of well-planned accommodation, an allocated parking space and an excellent EPC rating of B, this property is perfectly suited to first-time buyers, commuters, professionals, downsizers and investors alike.

The apartment has been well maintained by the current owner and offers a bright open-plan living and dining room, a modern fitted kitchen with recently replaced cooker, hob and washing machine, a generous double bedroom with built-in wardrobe, and a well-presented bathroom. Additional improvements include a recently replaced water boiler, upgraded consumer unit and a recent EICR, providing valuable peace of mind for the next owner.

Princess Court is a well-managed development with maintained communal gardens and communal areas and an allocated parking space —a real advantage in this sought-after commuter location.

Princess Court enjoys one of Haywards Heath's most desirable commuter locations, with the mainline railway station approximately five minutes' walk away, offering fast and frequent services to London, Brighton and Gatwick Airport. The town centre is also within easy reach, providing an excellent selection of shops, cafés, restaurants, supermarkets and leisure facilities, while nearby parks and green spaces offer the perfect balance between convenience and outdoor living. The A23/M23 road network is also easily accessible, connecting to Brighton, Gatwick and beyond.

The property also offers strong investment credentials, with an estimated rental income of £1,050 - £1,100 per calendar month.

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