



**Gordon Road, Haywards Heath RH16 1EL**

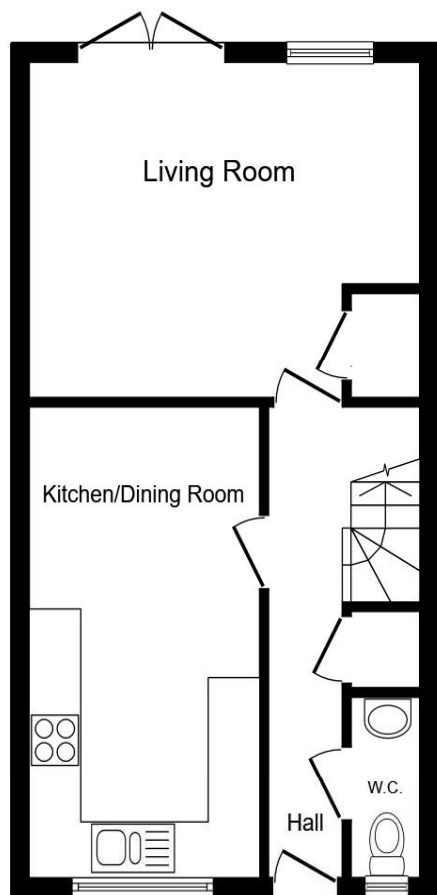


**welcome to**

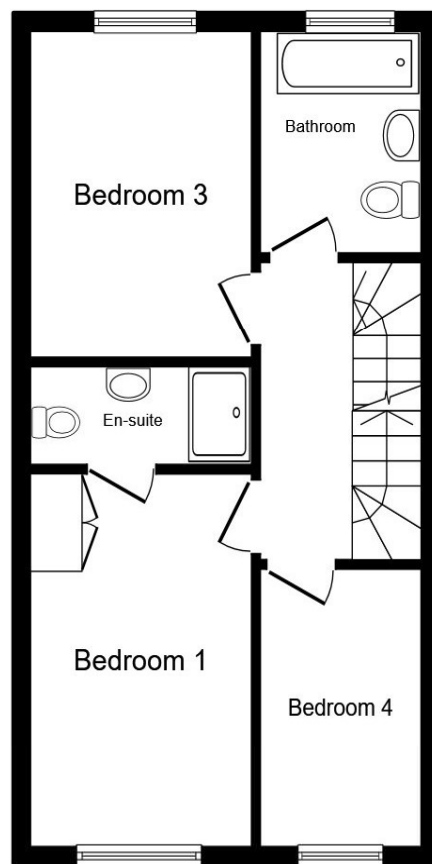
## **Gordon Road, Haywards Heath**

Guide Price £475,000-£500,000...A modern and well-presented four bedroom home set over three floors, ideally located within a short walk of the station, shops and excellent schools. Offering a spacious kitchen/dining room, bright living room, rear garden and two parking spaces.

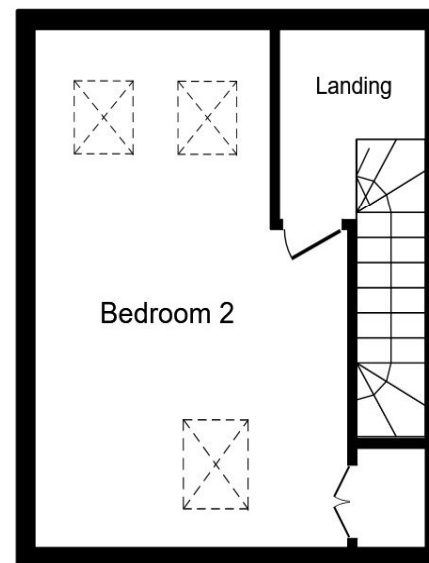




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 105.8 m<sup>2</sup> (1,139 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



### **Living Room**

15' 11" at max x 11' 9" at max ( 4.85m at max x 3.58m at max )

### **Kitchen/Dining Room**

16' 5" x 8' 2" ( 5.00m x 2.49m )

### **Wc**

### **Bedroom 1**

13' 2" at max x 8' 6" at max ( 4.01m at max x 2.59m at max )

### **En-Suite**

### **Bedroom 2**

18' 7" at max x 11' 9" at max ( 5.66m at max x 3.58m at max )

### **Bedroom 3**

11' 9" x 8' 4" ( 3.58m x 2.54m )

### **Bedroom 4**

9' 2" x 6' 2" ( 2.79m x 1.88m )

### **Bathroom**

welcome to

## Gordon Road, Haywards Heath

- Guide Price £475,000 - £500,000
- Well-presented four bedroom end of terrace family home
- Spacious kitchen/dining room
- Bright living room with doors opening onto the rear garden
- Master bedroom with built in wardrobes and en-suite shower room
- Full-width second floor loft conversion providing a large bedroom
- Large rear garden with patio, lawn and two allocated parking spaces
- Short walk to the station, shops and well-regarded schools

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

**£475,000-£500,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/HHT110058](https://fox-and-sons.co.uk/Property/HHT110058)



Property Ref:  
HHT110058 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**01444 450105**



[HaywardsHeath@fox-and-sons.co.uk](mailto:HaywardsHeath@fox-and-sons.co.uk)



115 South Road, HAYWARDS HEATH, West  
Sussex, RH16 4LR



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**