



HAMLYN SMITH

OIRO £200,000

GORDON ROAD, HAYWARDS HEATH

1 BEDROOM

1 RECEPTION ROOM

1 BATHROOM

A beautifully maintained one-bedroom first-floor apartment with allocated parking, ideally located just a five-minute walk from Haywards Heath Mainline Train 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 £1,100pcm - £1,200pcm

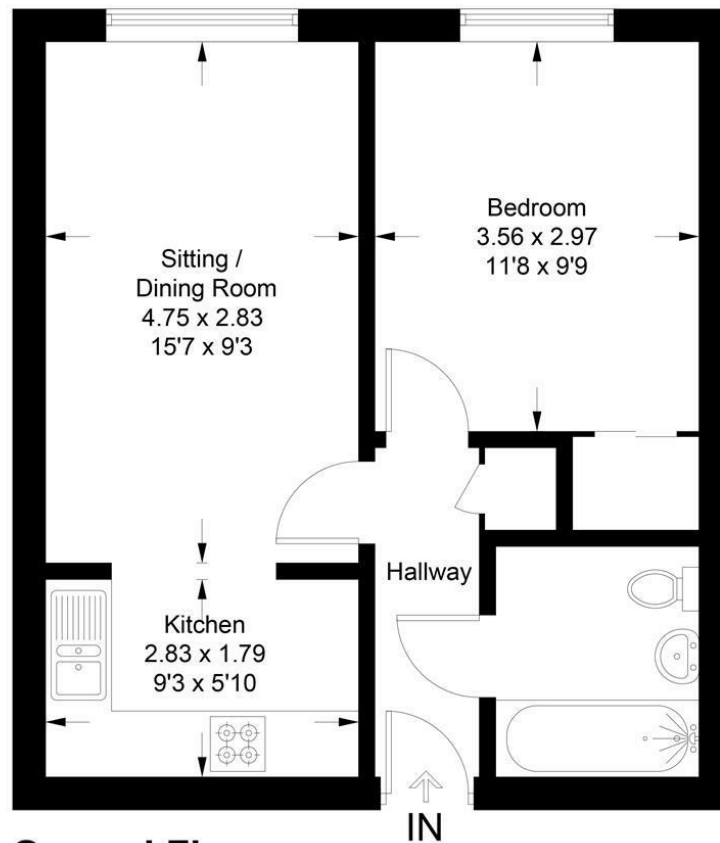
- 5-Minute Walk to Haywards Heath Mainline Train Station
- Allocated Parking Space
- 102-year Lease
- Recently replaced Boiler, Consumer Unit and modern Kitchen Appliances
- Modern Bathroom with white suite
- Walking distance to Shops, Restaurants & Pubs
- EPC Rating B & Council Tax Band B
- Low-maintenance living within a well-managed Development
- Fast links to London, Brighton & Gatwick Airport





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)

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A beautifully presented one-bedroom first-floor apartment in the highly regarded Princess Court development, offering approximately 430 sq ft of well-planned accommodation, an allocated parking space and an excellent EPC rating of B. Well positioned for Haywards Heath town centre and mainline station, the property combines modern, low-maintenance living with excellent commuter convenience.

The apartment has been well maintained by the current owner and features 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, a small park and allocated parking space – a real advantage in this sought-after commuter location.

The development enjoys one of Haywards Heath's most convenient locations, with the mainline railway station approximately five minutes' walk away, providing fast and frequent services to London, Brighton and Gatwick Airport. The town centre is also within easy reach, offering an excellent selection of shops, cafés, restaurants, supermarkets and leisure facilities, while nearby parks and green spaces provide a welcome 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 approximately £1,100–£1,200 per calendar month.

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