



Flat 9, Princess Court
Gordon Road, Haywards Heath, RH16 1EF

Flat 9, Princess Court

Gordon Road, Haywards Heath, RH16 1EF

Guide Price £225,000 Leasehold

This excellent ground floor apartment forms part of a purpose built development in a convenient central location just a short walk to Haywards Heath station. The bright and well-designed accommodation has a communal entrance with entry phone system that leads to a private front door, opening into the welcoming entrance hall. The hallway benefits from an airing cupboard housing a large Gledhill hot water cylinder. The principal bedroom features built-in wardrobe cupboards and a modern en-suite shower room, comprising a fully tiled shower cubicle, pedestal wash hand basin and low level WC. The second bedroom overlooks the front of the property, while the contemporary main bathroom is fitted with a white suite including a panelled bath, pedestal wash hand basin and low level WC. The room also benefits from part tiled walls and a ladder style heated towel rail. The spacious living room is a particularly attractive double aspect room, featuring a bay window that allows plenty of natural light. The living space opens directly into the well-appointed kitchen area, which is fitted with white fronted units, laminated work surfaces with matching upstands and a range of wall mounted cabinets. Integrated appliances include a fridge freezer, dishwasher, washing machine and Siemens oven with halogen hob. A brushed steel splashback and extractor hood complete the contemporary kitchen. Outside, the property benefits from an allocated parking space, with additional visitor's parking available and a communal bike store. This property is perfect for first time buyers, commuters, downsizers and investors alike, with an estimated rental income of around £1,400pcm.

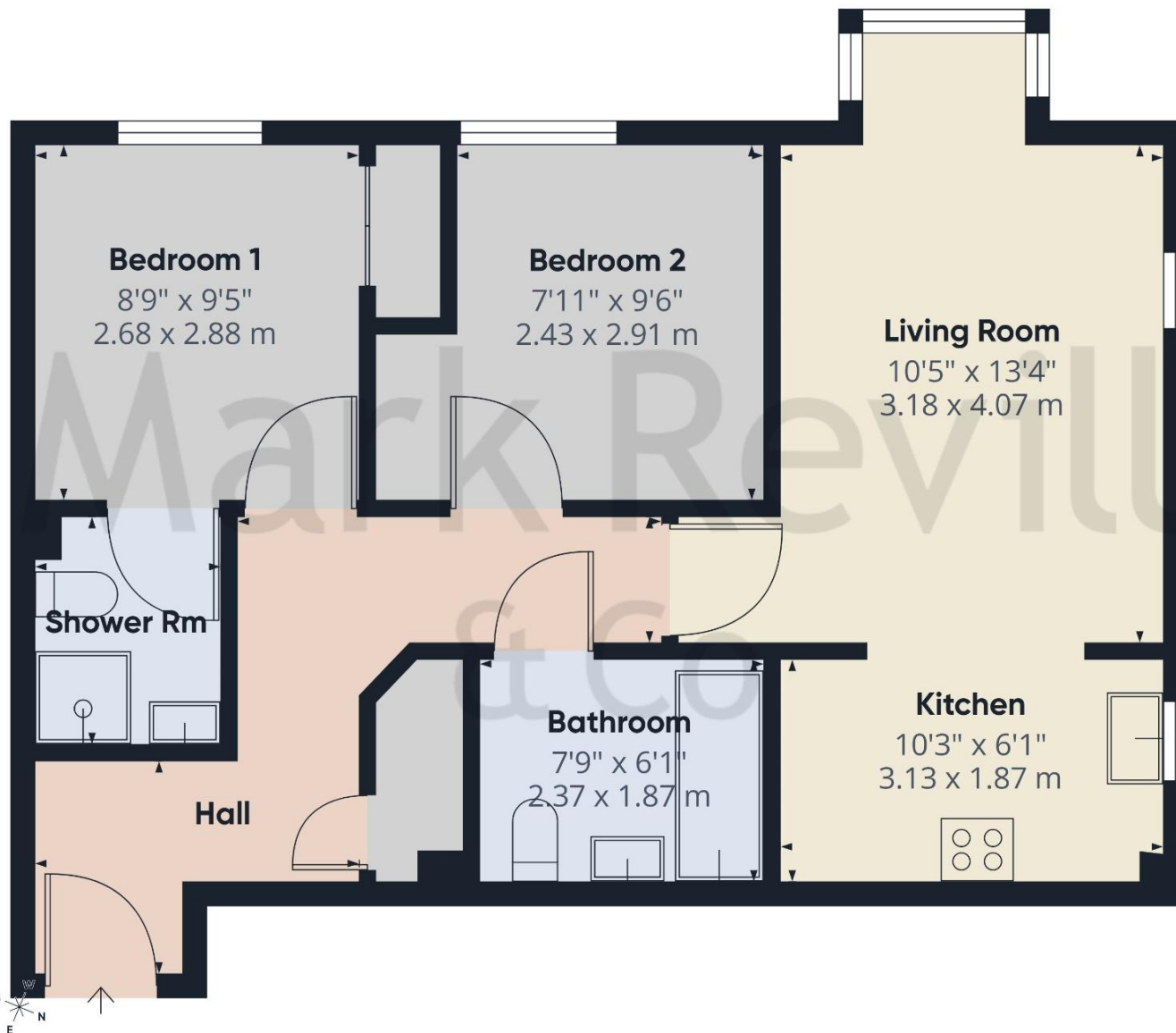
Princess Court occupies a very convenient location just a short walk to the mainline railway station offering a fast and frequent service to London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure complex, Sainsbury's and Waitrose superstores are in the immediate vicinity whilst the town centre is within easy reach offering a wide range of shops and an array of restaurants. The A23 lies about 5 miles to the west of the town providing a direct to motorway network, Gatwick Airport is 13 miles to the north and the cosmopolitan city of Brighton and the coast is 15.6 miles distant

Ground rent: £200 per year doubling every 25 years - next increase 2030, (NB. Under the new Leasehold Reform Act, it is hoped all grounds rents will be restricted to £250 per year)
Service charge: currently £1,360.77 for the year (2026)
Lease: 125 years from 2004
N.B. We understand no dogs are allowed

Managing agents: Grange Management (Southern) Limited.







Approximate total area⁽¹⁾

588 ft²
54.7 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	75	80
	EU Directive 2002/91/EC	

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714
Haywardsheath@markrevill.com

 Mark Revill & Co