



25 Princess Court, Gordon Road, Haywards Heath, RH16 1EF

Guide Price £230,000 – £240,000 ... Leasehold



**MANSELL
McTAGGART**
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A recently refurbished 2 double bedroom, 2 bathroom ground floor flat in this popular modern development within a 0.3 mile walk of the railway station, local shops, the town centre and about a 1 mile walk to Lindfield Village High Street.

- Large ground floor flat near railway station
 - One of the larger designs in the building
 - Modernised and immaculate presentation throughout
 - Upgraded kitchen and both shower rooms
 - New floor coverings and decorations
 - West facing living room and kitchen
 - Both bedrooms are generously proportioned
 - Allocated parking space (No. 25)
 - Secure entry system
 - NO DOGS ALLOWED
 - EPC rating: C - Council Tax Band: C
 - Tenure: Leasehold 125 years from 2005
 - Ground rent: £200 per year doubling every 25 years – next increase 2030
- NB. Under the new Leasehold Reform Act it is hoped all ground rents will be restricted to £250 per year.

• Service charge : currently £1,360.77 for the year (2026)

• Managing agents: Grange Management (Southern) Limited, The Mill, Abbey Mill Business Park, Lower Eashing, Godalming, Surrey, GU7 2QJ.

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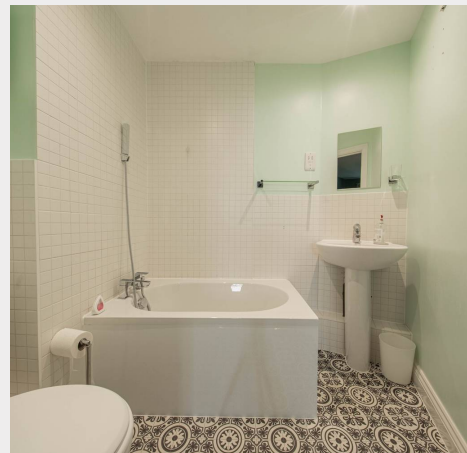
E: info@grangemanagement.com

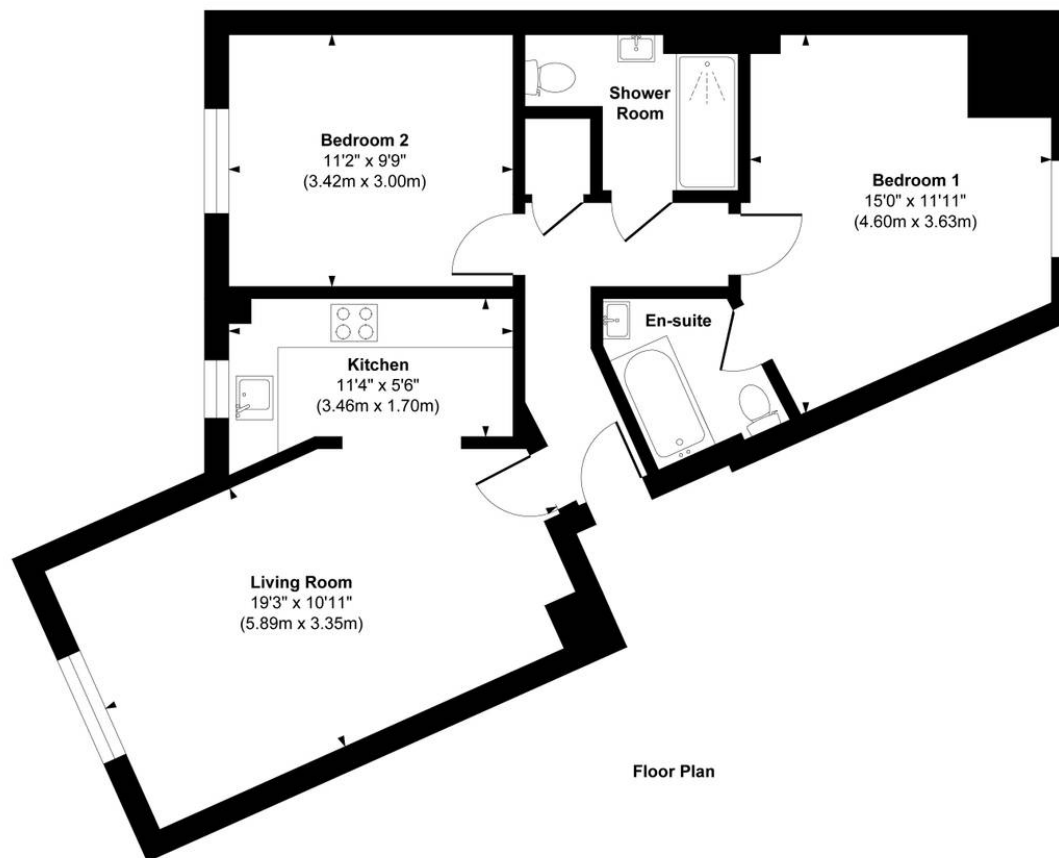


Princess Court is situated at the eastern end of Gordon Road, ideally placed within a short walk of the shops in Commercial Square, Sainsbury's Superstore, the Dolphin Leisure Centre, 6th Form College, Waitrose and Haywards Heath mainline railway station which is approximately 0.4 miles distant and offers excellent commuter links to London (Victoria/London Bridge approximately 47 minutes), Gatwick Airport (20 minutes) and the South Coast (Brighton City Centre approximately 20 minutes).

Clair Park with its cricket ground and woodland is close by with pathways giving pleasant pedestrian access to the town centre which is approximately 0.65 of a mile distant where there is an extensive range of shops and stores. The Broadway offers an international array of restaurants, cafes and bars, whilst the town has several other sports and leisure facilities including the Dolphin Leisure Centre.

By road, access to the major surrounding areas, Gatwick Airport and the M25 can be gained via the Balcombe Road, the A272 and the A/M23, the latter lying approximately 5.5 miles to the west at either Bolney or Warninglid





Floor Plan

Approximate Gross Internal Floor Area 658 sq. ft / 61.16 sq. m

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

Mansell McTaggart Haywards Heath

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