



Gordon Close, Haywards Heath, West Sussex
£190,000 Leasehold



40 Gordon Close, Haywards Heath, West Sussex, RH16 1ER

£190,000 Leasehold

- **Close to Mainline Station**
 - **Double Bedroom**
- **Modern Kitchen with Appliances**
 - **Popular Location**
- **144yrs remaining on the lease**
- **Allocated Parking Space**
 - **Spacious Lounge**
- **Modern Electric Heaters**
 - **Visitor Parking**
- **Council Tax Band 'B'**

A fantastic opportunity for first-time buyers! This well-presented first-floor 1-bedroom apartment is ideally located just a short stroll from Haywards Heath station, offering fast links to London and the South Coast.

Enjoy the convenience of having Waitrose, Sainsbury's, and The Dolphin Leisure Centre all within easy reach – everything you need is right on your doorstep.

Inside, the apartment features a bright, airy living space, separate fitted kitchen, double bedroom, and a modern bathroom. Positioned in a convenient spot within a well-kept development, it also includes double glazing, electric heating, and allocated parking making an ideal choice for first-time buyers, commuters, or investors seeking a low-maintenance property in a prime location.

This property has been successfully rented for over 16 years, highlighting its strong tenant appeal and consistent rental demand. It is expected to achieve a rental income of £950 to £1,000 per calendar month with an approx gross rental yield of 5.5%.

Service Charge: £505.36 PA (01/10/2024 to 30/09/2025)

Building Insurance: £506.00 (20/11/2024 to 19/11/2025)

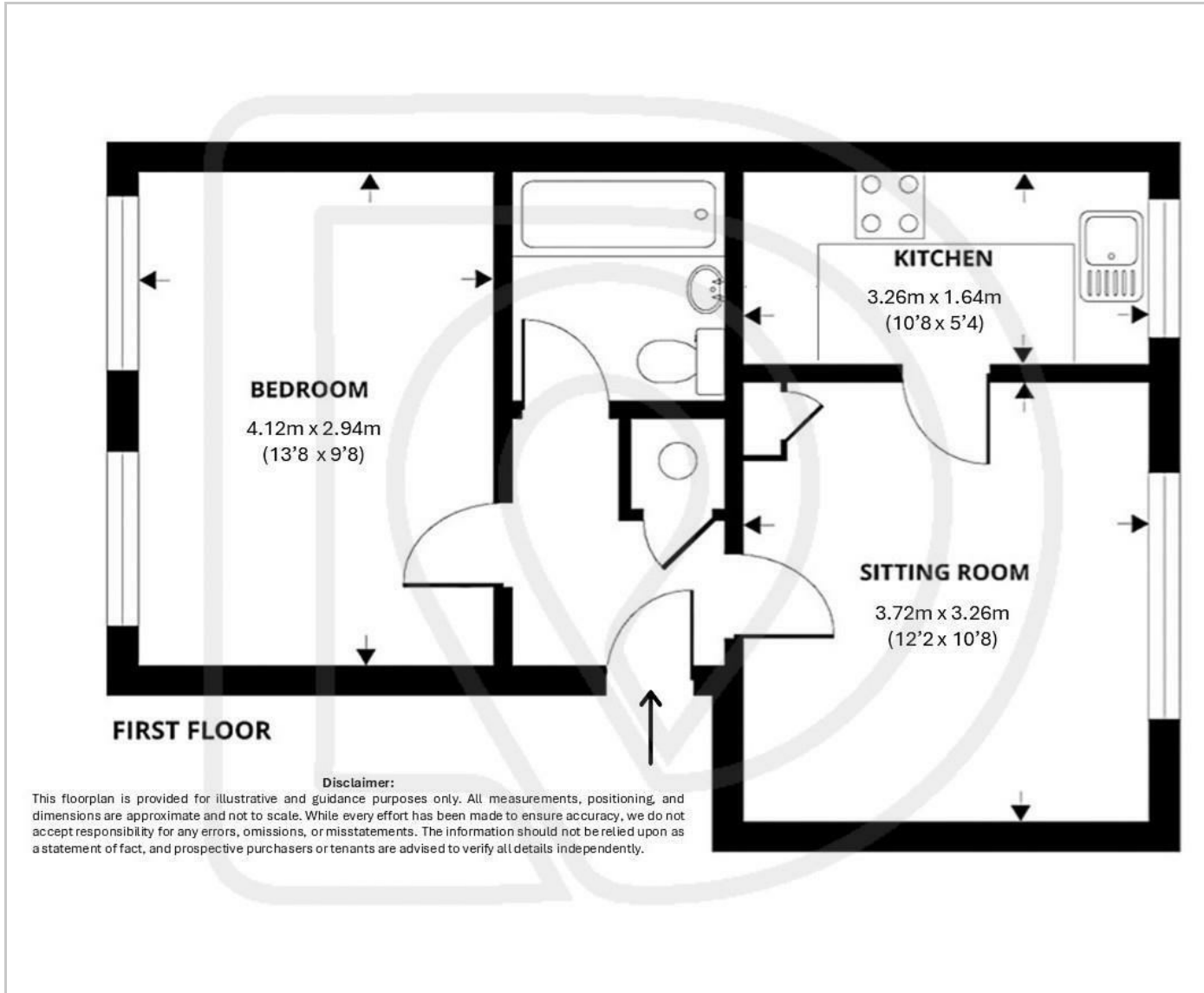
Ground Rent: Peppercorn

Managing Agents: Jonathan Rolls Property & Estate Management, 74 Preston Drive. Brighton, BN1 6LB

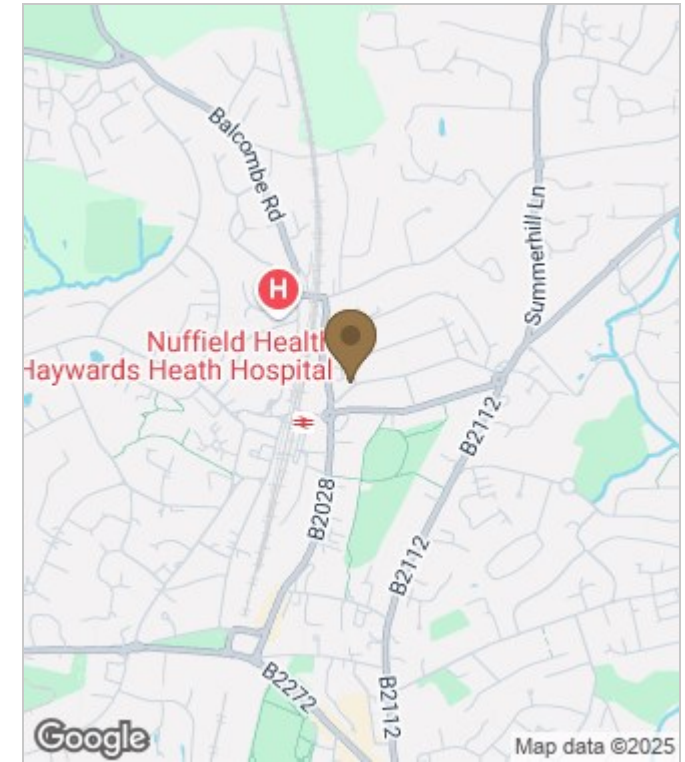
Leasehold 156 YRS (from 2013 to 2169)



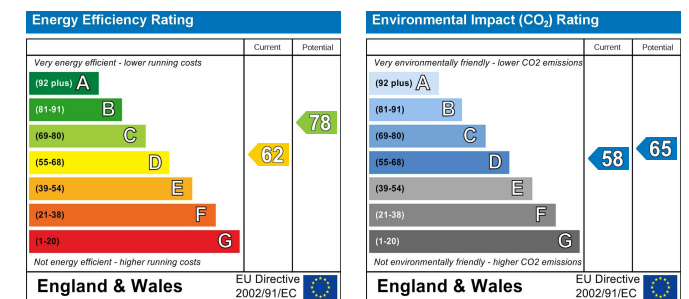
Floor Plans



Area Map



Energy Performance Graph



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