



Gordon Close, Haywards Heath, West Sussex
£180,000 Leasehold



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

£180,000 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 great option for first-time buyers, commuters, or investors. This well-kept first-floor, one-bedroom apartment is just a short walk from Haywards Heath station, with fast links to London and the South Coast.

You'll have Waitrose, Sainsbury's, and The Dolphin Leisure Centre all nearby — everything you need within easy reach.

Inside, there's a bright living room, separate fitted kitchen, double bedroom, and a modern bathroom. The property also includes double glazing, electric heating, and allocated parking in a tidy, low-maintenance development.

It's been successfully rented for over 16 years and is expected to achieve £950–£1,000 PCM, offering a potential gross yield of around 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 Drove. Brighton, BN1 6LB

Leasehold 156 YRS (from 2013 to 2169)



The floor plan illustrates the layout of the first floor. It features a large bedroom on the left, a kitchen and sitting room on the right, and a central bathroom. The bedroom is labeled with dimensions 4.12m x 2.94m (13'8 x 9'8). The kitchen is labeled with dimensions 3.26m x 1.64m (10'8 x 5'4). The sitting room is labeled with dimensions 3.72m x 3.26m (12'2 x 10'8). The plan includes a central bathroom, a hallway, and several doors. A disclaimer is provided at the bottom of the plan.

FIRST FLOOR

BEDROOM
4.12m x 2.94m
(13'8 x 9'8)

KITCHEN
3.26m x 1.64m
(10'8 x 5'4)

SITTING ROOM
3.72m x 3.26m
(12'2 x 10'8)

Disclaimer:
This floorplan is provided for illustrative and guidance purposes only. All measurements, positioning, and dimensions are approximate and not to scale. While every effort has been made to ensure accuracy, we do not accept responsibility for any errors, omissions, or misstatements. The information should not be relied upon as a statement of fact, and prospective purchasers or tenants are advised to verify all details independently.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	62	78	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC