



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

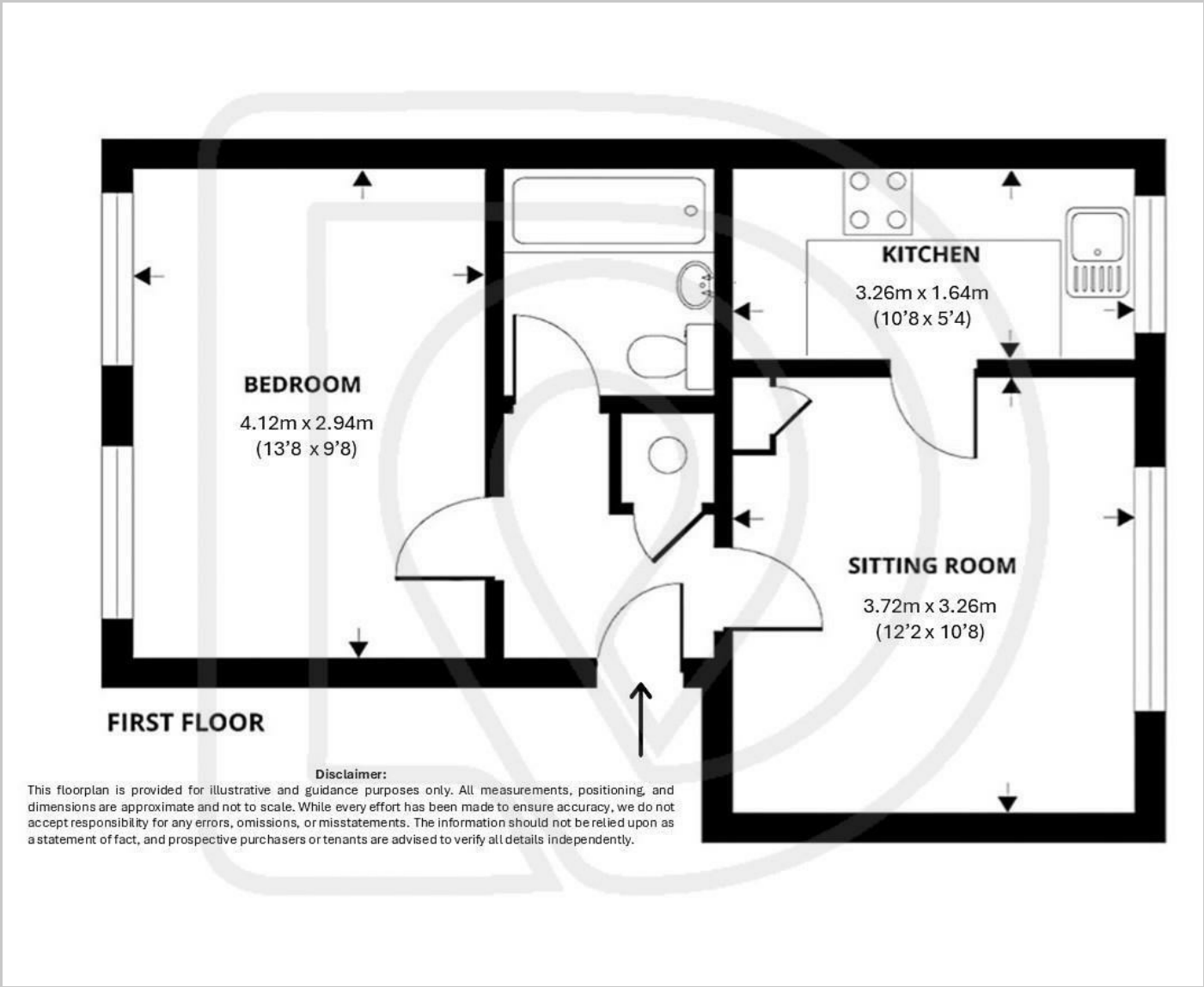
Managing Agents: Jonathan Rolls Property & Estate Management, 74 Preston Drove. Brighton, BN1 6LB

**Leasehold 156 YRS (from 2013 to 2169)**



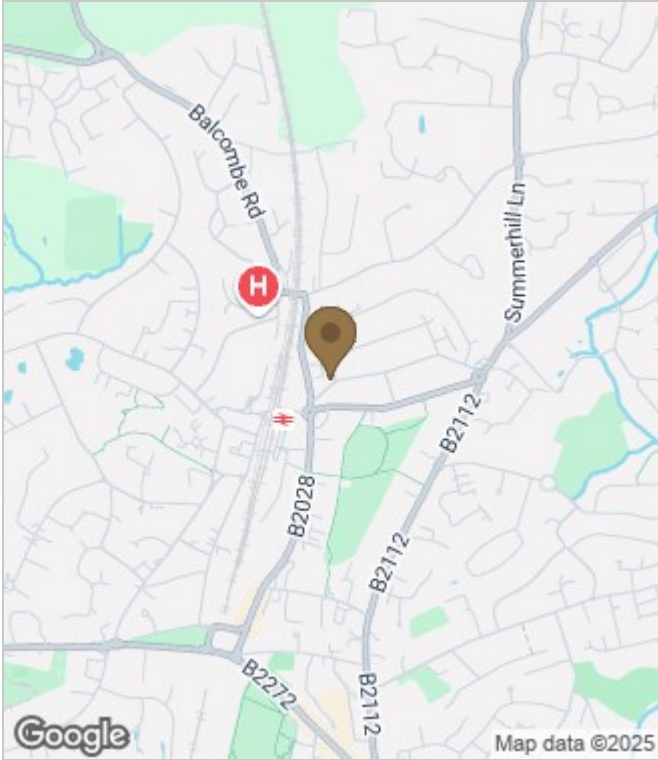


Floor Plans



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Area Map



Energy Performance Graph

