



**23 Kings Gate, Gordon Road, Haywards Heath, W. Sussex, RH16  
1DY**

**£1,395 Per Calendar Month**

**PSP**homes

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# SPACIOUS MODERN APARTMENT | A bright top floor apartment forming part of a modern complex in a prime location for the station. Southerly balcony, underground parking. Offered Unfurnished and available to let now.

## The Apartment...

A modern two bedroom first (top) floor apartment forming part of the popular 'Kings Gate', within short walking distance of Haywards Heath's mainline station, perfect for commuters.

The accommodation is arranged around a central hallway with the sitting room enjoying a large bay window and access on to the south facing balcony providing that essential outside space. The 'shaker-style' kitchen is fitted with integrated appliances (fridge/freezer & oven/hob) and a dishwasher and lies off the sitting room. The master bedroom enjoys fitted wardrobes & en-suite shower room, whilst the second bedroom is also a double, again with fitted wardrobes and served by the modern family bathroom.

Further attributes include gas central heating, double glazing, secure telephone entry system, underground allocated parking and neutral décor throughout.

## The Location...

Kings Gate is a purpose built development of apartments built in 2003 and situated on Gordon Road, less than a half-mile from Haywards Heath mainline station with its fast and regular services to London (London Bridge/Victoria in approx 47 mins), Gatwick International Airport and Brighton. Haywards Heath town centre is just under one mile distant and provides extensive range of shops.

The Broadway offers an excellent selection of cafés, restaurants, bars and pubs including Cafe Rouge, Cote, Zizzi, Pizza Express and Prezzo, whilst the towns leisure facilities include the Dolphin Leisure Centre. Surrounding towns and cities can be accessed via the A272 or A23(M) with the latter lying approximately five miles west of the town at Warninglid.

## Information

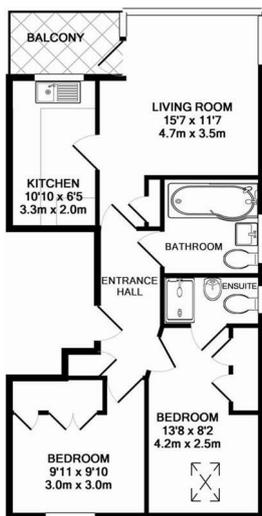
Council Tax Band C (approx £2076.97 per annum)

## Permitted Fees:

Holding deposit - one weeks rent

Deposit - five weeks rent

The holding deposit will be refunded against the first month's rent but can be retained if the applicant withdraws from the property, fails the reference checks due to false or misleading information or fails the Right to Rent checks.



TOTAL APPROX. FLOOR AREA 543 SQ.FT. (50.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of walls, windows, doors and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser.  
Made with Metropix 10/2014

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 76                      | 76        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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

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VIEWING BY APPOINTMENT WITH PSP HOMES

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Much care is taken in the preparation of our particulars, but we cannot guarantee that the information given is accurate. Property details are issued as a general guide only and may not form any part of an offer or contract. We recommend that intending purchasers check details personally.