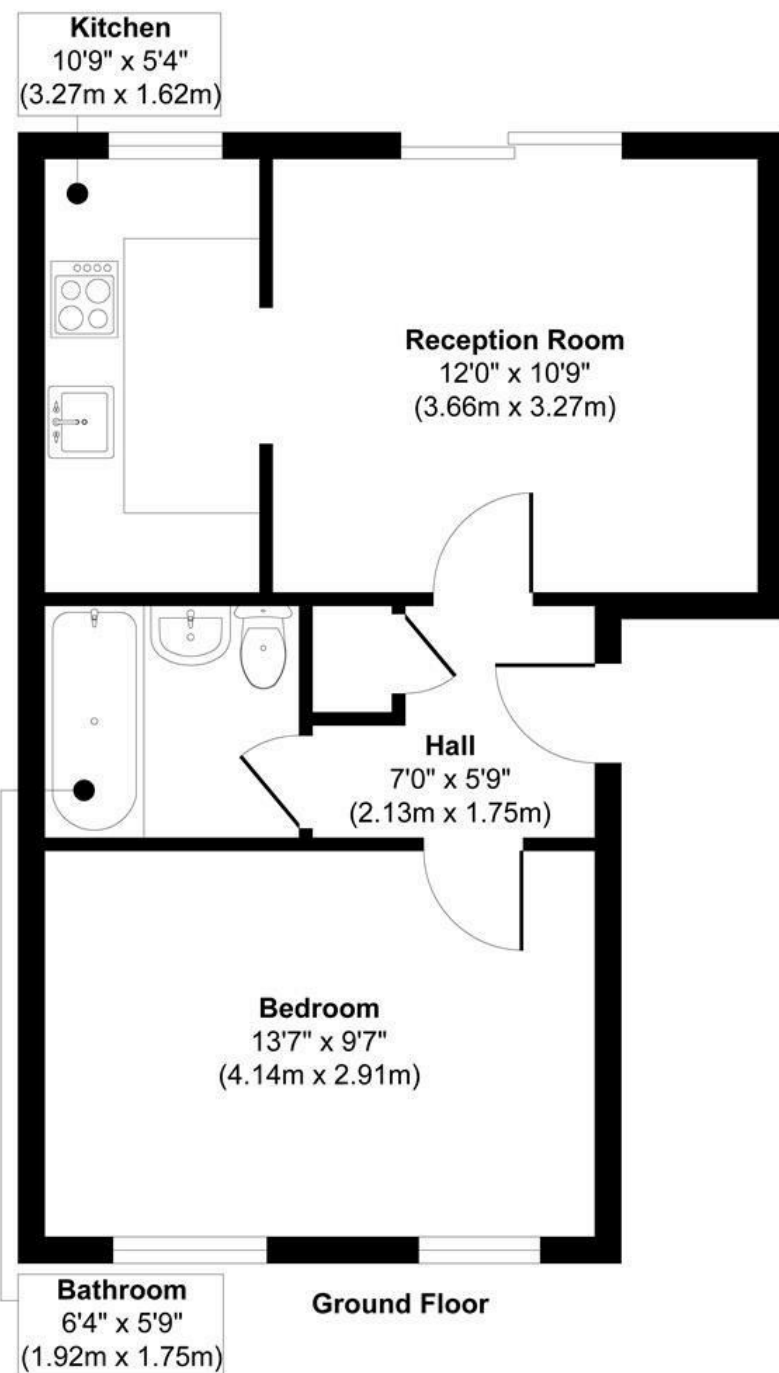
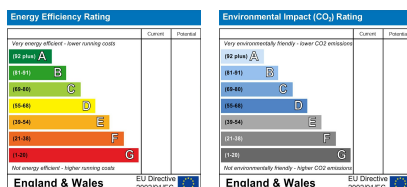




Approx. Gross Internal Floor Area 406 sq. ft / 37.76 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



**5 Gordon Close, Haywards Heath, RH16 1ER**

**Guide Price £190,000 Leasehold**

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

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5 Gordon Close, Haywards Heath, RH16 1ER

- Ground floor one bedroom apartment
- Private west-facing garden
- Extended lease with peppercorn ground rent
- Short walk to Haywards Heath mainline station
- Ideal first purchase or buy-to-let investment

#### The Apartment...

Situated in a highly convenient position just a short walk from Haywards Heath mainline station, this bright and well-presented ground-floor apartment offers an ideal first purchase, pied-à-terre or buy-to-let investment.

The accommodation centres around a particularly light living room with doors opening directly onto the private garden, creating an attractive connection between the indoor and outdoor space. The adjoining kitchen is well arranged with fitted units and ample worktop space.

The double bedroom is generously proportioned and offers plenty of space for wardrobes and additional freestanding furniture, while the apartment is completed by a stylish, fully tiled bathroom.

Of particular note is that the lease has been extended to 149 years with the ground rent reduced to a peppercorn, removing the escalating ground rent provisions often associated with similar apartments and providing long-term peace of mind for both owner occupiers and investors.

The property falls within the Stamp Duty threshold for first-time buyers, and as an investment opportunity PSP Lettings estimate a potential rental income in the region of £800 pcm.

#### Step Outside...

A particularly appealing feature for a one-bedroom apartment is the private west-facing garden, which enjoys the afternoon and evening sun. The space offers room for a table and chairs along with potted planting, creating a lovely spot for relaxing outdoors or enjoying evening drinks during the warmer months.



#### The Location...

Gordon Close is a quiet residential cul-de-sac positioned just a short walk from Haywards Heath railway station, making the apartment especially appealing for commuters. The station provides fast and regular services to London Bridge and London Victoria in approximately 45–50 minutes, with Brighton around 20 minutes and Gatwick Airport also roughly 20 minutes away. Haywards Heath offers an excellent range of everyday amenities. Both Waitrose and Sainsbury's superstores are nearby, while the town centre provides further shopping within The Orchards and a popular selection of cafés, restaurants and bars along The Broadway. By road, surrounding towns and villages across Mid Sussex are easily accessed via the A272 and A23, the latter connecting directly to the M23 motorway network at Warninglid and Bolney.

#### Information...

Tenure: Leasehold

Lease: In the process of being extended

Ground Rent: Peppercorn

Service Charge: Approximately £1,000 per annum

Local Authority: Mid Sussex District Council

Council Tax Band: B

Allocated Parking Space: Number TBC

We believe the above information to be accurate but recommend checking personally prior to exchange of contracts.

