



13 Kings Gate, Gordon Road, Haywards Heath, RH16 1DY

Guide Price £275,000 – £285,000 – Leasehold/Share of Freehold

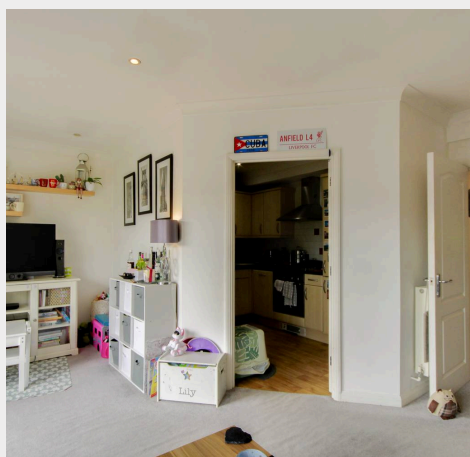


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A top floor 2 bedroom, 2 bathroom apartment in a small very well managed complex located within a 0.4 mile walk of the railway station where the residents collectively own the Freehold and pay much lower than average annual service charges.

- 2nd floor apartment in popular complex
- Share of freehold – 999 year lease
- Undercover parking space (No. 13)
- Large L-shaped living room with balcony
- Kitchen with some built-in appliances
- Master bedroom with en-suite shower room
- 2nd double bedroom – 2nd bathroom
- Ideal first purchase/Buy To Let investment
- Easy walk of local schools and Lindfield Village
- Tenure: Share of freehold & remainder of a 999 year lease from 25.03.2002
- Ground rent: none payable
- Service charge: £105 per month (£1260 pa)
- Managing agents: Martin & Co, Burgess Hill
- EPC rating: TBC – Council Tax Band: C



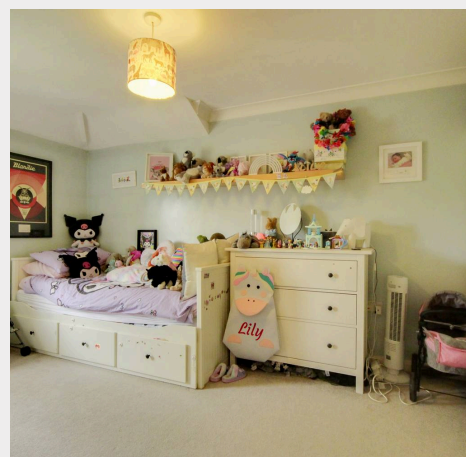
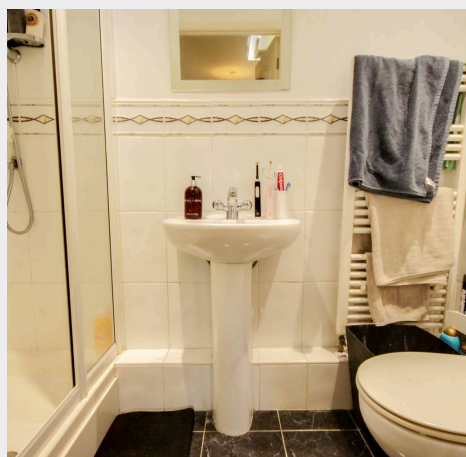
Kings Gate is located at the eastern end of Gordon Road which is, in turn, located off Queens Road, just to the north east of the main railway station entrance and is ideally placed for commuters. There are numerous shops and food outlets close by including the large Sainsbury's Superstore and the Waitrose store adjoining the railway station. There is a leisure centre and 6th form college close by. The railway station provides fast commuter links to London, Gatwick Airport and the south coast. The town centre is approximately 1 mile to the south where there is an extensive range of shops, stores, restaurants, cafes and bars. Schools are well represented throughout the town and the property is within walking distance of several primary schools and within 0.5 miles of Oathall Community College (secondary school) in neighbouring Lindfield with its farm.

By road, access to the major surrounding areas can be gained via the Balcombe Road, the A272 and the A/M23, the latter lying about 5 miles to the west at Bolney or Warninglid or 8 miles to the north at Junction 10a (Maidenbower).

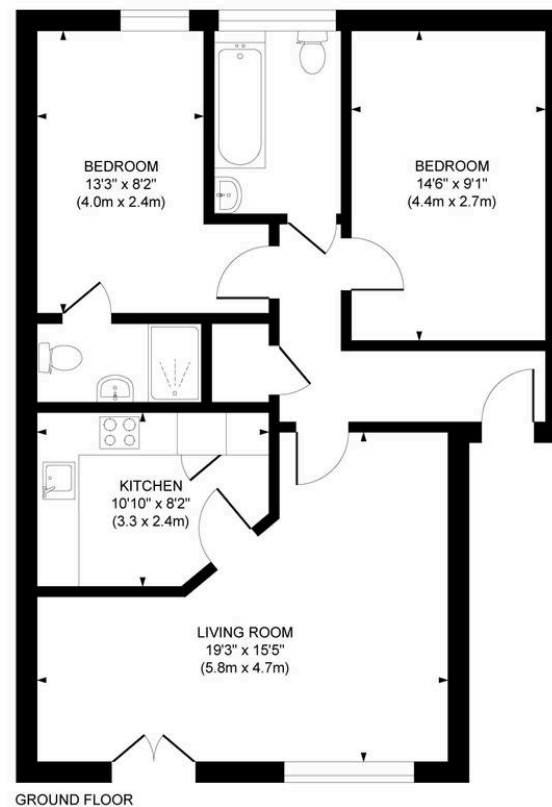
Distances in approximate miles

Schools: Harlands (0.7) Blackthorns (0.7) Lindfield (0.8) St Joseph's RC (0.8) Oathall Community College (0.5) Warden Park Secondary Academy (2.3)

Railway Station: Haywards Heath (800 yards) to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).



Approximate Gross Internal Area
742 sq. ft / 68.98 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Mansell McTaggart Haywards Heath

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