

MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

32 PRINCESS COURT, GORDON ROAD, HAYWARDS HEATH, WEST SUSSEX, RH16 1EF.

SECURITY ENTRANCE – COMMUNAL HALLWAYS – ENTRANCE HALL
TELEPHONE ENTRY SYSTEM – OPEN PLAN SITTING/DINING ROOM
FITTED KITCHEN WITH INTEGRATED APPLIANCES – TWO DOUBLE BEDROOMS
MASTER WITH EN-SUITE SHOWER ROOM – MODERN BATHROOM
DOUBLE GLAZING – ELECTRIC HEATING – OFF ROAD ALLOCATED PARKING
SECURE BICYCLE STORE
SHORT WALK TO LOCAL SHOPS AND MAINLINE RAILWAY STATION



PRICE .. £185,000 .. LEASEHOLD

DESCRIPTION

A two double bedroom ground floor apartment built in 2005 by Crest Nicholson to a high specification and situated within convenient walking distance to the mainline railway station which provides direct links to London, Gatwick and Brighton. The well presented accommodation comprises; security entrance into communal carpeted hallways, personal door into entrance hall, open plan sitting/dining room with access through to the fitted kitchen with integrated oven, hob, washing machine and fridge/freezer. There are two double bedrooms with the master benefiting from two double width built in wardrobes and an en-suite shower room. The separate bathroom is fitted with a modern white suite. Benefits include; wall mounted electric storage heating, double glazed windows, off road allocated parking and a secure bicycle store. An excellent ground floor flat close to the mainline railway station that requires an internal viewing.

PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

01273 508955

01273 843377

01444 235665

01444 456431

01444 484084

01444 417600

01293 533333

01825 722288

01825 760770

BRIGHTON

HASSOCKS

BURGESS HILL

HAYWARDS
HEATH

LINDFIELD

CUCKFIELD

CRAWLEY

NEWICK

UCKFIELD

LOCATION

Princess Court is situated at the eastern end of Gordon Road ideally placed within a short walk of the shops in Commercial Square, Sainsbury's Superstore, the Dolphin Leisure Centre and Haywards Heath mainline railway station which is approximately one third of a mile distant and offers excellent commuter links to London (Victoria/London Bridge approximately 47 minutes), Gatwick Airport and the South Coast (Brighton City Centre approximately 20 minutes). Clair Park with its cricket ground and woodland is close by with pathways giving pleasant pedestrian access to the town centre which is approximately two thirds of a mile distant where there is an extensive range of shops and stores. The Broadway offers an international array of restaurants, cafes and bars, whilst the town has several other sports and leisure facilities including the Dolphin Leisure Centre. By road access to the major surrounding areas, Gatwick Airport and the M25 can be gained via the Balcombe Road, the A272 and the A/M23, the latter lying approximately 5.5 miles to the west at either Bolney or Warninglid.

COMMUNAL SECURITY ENTRANCE with carpeted hallways, personal front door into:

ENTRANCE HALL built in deep storage cupboard, airing cupboard with 'Pulsacoil 2000' hot water system, electric heater, telephone entry system, high level fuse box, door into:

BAY FRONTED SITTING/DINING ROOM (14'9 into bay x 11'4) bay window to front, telephone, TV/FM & satellite points, space for dining room table and chairs, wide square arch opening through to:

KITCHEN (11' x 6'2) fitted with an extensive range of units at both eye and base level with concealed lighting, work surfaces incorporating 1½ one bowl single drainer sink unit, inset four ring electric hob with oven below and filter over, integrated washer/dryer, dishwasher and stack fridge/freezer, tiled flooring.

BEDROOM 1 slightly irregular shape (12'3 x 10'9') **plus** entrance recess with built in double width wardrobe, telephone, TV/FM and satellite points, window to front, door into:

EN-SUITE SHOWER ROOM fitted with a white suite comprising; fully tiled shower cubicle with thermostatically controlled shower and folding screen/door, WC, wash hand basin, part tiled walls, shaver point, electric heater, extractor.

BEDROOM 2 (10'7 x 9'6) window to front.

BATHROOM fitted with a white suite comprising; panel enclosed bath with tiled surrounds, WC, wash hand basin, heated towel rail, part tiled walls, shaver point, electric heater, extractor.

OUTSIDE

ALLOCATED PARKING SPACE to the rear of the property with paved path leading to pitched entrance canopy and security front door.

TENURE:	Leasehold - 125 years from new
GROUND RENT:	£200 per annum
SERVICE CHARGE:	£754 per annum (includes building insurance).
MANAGING AGENTS:	Grange Residential, PO Box, 922, Bromley, Kent. BR1 9GB. Tel. 0845 330 3444

This information is believed to be correct but intending purchasers should check this with the managing agents before proceeding with a purchase.