



27 Homehaven Court Swiss Gardens | | Shoreham-By-Sea

LDN14 2EW



ESTATE AGENT



27 Homehaven Court Swiss Gardens | | Shoreham-By-Sea | BN43 5WH

£180,000

*** £180,000 ***

WARWICK BAKER ESTATE AGENTS ARE EXCITED TO PRESENT THIS RARELY AVAILABLE TWO-BEDROOM FIRST-FLOOR APARTMENT WITH BREATHTAKING LAKE VIEWS IN HOMEHAVEN COURT.

CONVENIENTLY LOCATED JUST A SHORT STROLL FROM THE TOWN CENTRE, THIS IMPRESSIVE PROPERTY OFFERS GENEROUS AND WELL-APPOINTED ACCOMMODATION. IT FEATURES TWO SPACIOUS DOUBLE BEDROOMS, A MODERN SHOWER ROOM, AND A KITCHENETTE WITH AN ATTRACTIVE WINDOW THAT FRAMES STUNNING VISTAS. THE LARGE LIVING DINING ROOM, ADORNED WITH A BAY WINDOW, PROVIDES AN IDEAL SPACE FOR ENTERTAINING OR RELAXING WHILE ENJOYING THE BEAUTIFUL VIEWS.

DONT MISS THIS INCREDIBLE OPPORTUNITY – CALL NOW TO ARRANGE YOUR VIEWING – 01273 461144!

- LAKE VIEWS
- MODERN SHOWER ROOM
- CALL NOW TO VIEW 01273 461144
- 19'6 X 13'1 LIVING / DINING ROOM
- WALKING DISTANCE TO TOWN
- TWO DOUBLE BEDROOMS
- QUIET LOCATION
- KITCHENETTE WITH LAKE VIEWS
- LAUNDRY FACILITIES / COMMUNAL LIVING ROOM

COMMUNAL ENTRANCE

Entry phone system, lift or stairs to all floors.

ENTRANCE HALL

Doors to Living / Dining Room, both Bedrooms, Shower Room, storage cupboard.

LIVING / DINING ROOM

19'6 x 13'1 (5.94m x 3.99m)

Bay window with views of the Lake, storage cupboard.

KITCHEN

9'1 x 5'10 (2.77m x 1.78m)

Fitted wall and base units, work surfaces, inset hob with extractor, inset sink unit, space for appliances, window with lake views.

BEDROOM ONE

14'3 x 9'9 (4.34m x 2.97m)

Front aspect window with views of the lake.

SHOWER ROOM

Modern double walk in shower cubicle, wash hand basin, W.C.

BEDROOM TWO

9'9 x 8'8 (2.97m x 2.64m)

Westerly aspect window.

SHARED FACILITIES

There is a communal Living Room with regular Coffee Morning and organised events.

Lundry Room.

LEASEHOLD / OUTGOINGS

MAINTENANCE - £2326.10 EVERY SIX MONTHS

GROUND RENT - £304.52 EVERY SIX MONTHS

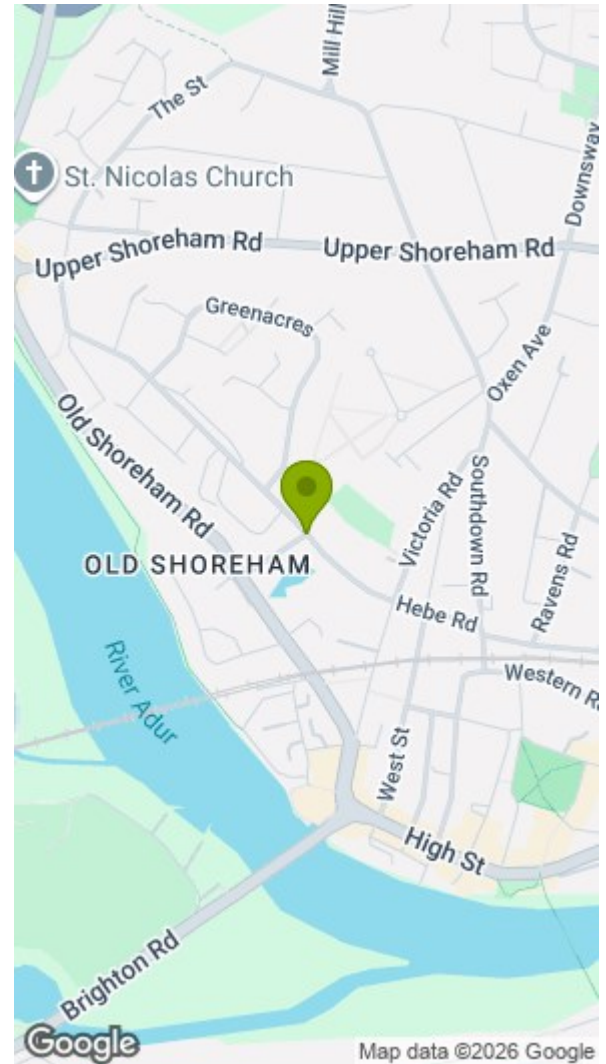
LEASE - 125 YEARS FROM 1st JUNE 1988



Homehaven, BN43
 Approximate Gross Internal Area = 60 sq m / 644 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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Disclaimer

- * These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
- * All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- * All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	85	86
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