Flat 40 Homehaven Court Swiss Gardens | | Shoreham-By-

WARWICK BAKER
ESTATE AGENT

Flat 40 Homehaven Court Swiss Gardens | | Shoreham-By-Sea | BN43 5WH

£115,000

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Warwick Baker Estate Agents are pleased to offer this one bedroom second floor retirement flat benefiting from views over the communal gardens, situated within walking distance to Shoreham Town Centre. Also with the benefit of a passenger lift, lounge with lake glimpses, modern kitchen and wet room, residents communal gardens, parking, laundry room and lounge. Minimum age 60. Internal viewing highly recommended by the vendors sole agent. No upward chain.

Shoreham is conveniently situated on the south coast adjacent to the River Adur between Brighton (about 7 miles to the East) and Worthing (about 5 miles to the west). There is a regular bus service to Brighton & Hove and a mainline railway station providing providing a direct link to Gatwick Airport and London Victoria. Shoreham has a wide range of shopping facilities including the Holmbush Centre with Marks & Spencer, Tesco and Next on the outskirts of the town.

- SECURITY DOOR ENTRY PHONE SYSTEM
- 14' BEDROOM
- RESIDENTS LOUNGE + LAUNDRY ROOM
- PASSENGER LIFT
- KITCHEN
- RETIREMENT BLOCK
- ENTRANCE HALL
- WET ROOM
- 17' LOUNGE
- RESIDENTS PARKING + GARDENS

Passenger lift to second floor.

Front door giving access to:

ENTRANCE HALL
8'10" in length (2.70 in length)
Wall mounted panic alarm control unit, door giving access to airing cupboard housing pre-factory lagged hot water cylinder with fitted immersion heater, cold water storage tank over, shelving to the side, electric trip switches to the side, electric meter to the side, access to loft storage space.

Door off entrance hall to:

LOUNGE
17'9" x 10'7" (5.41m x 3.23m)
Double glazed bay window to the front having a westerly aspect with glimpses of the lake, feature electric fire with wood surround and mantle, marble insert, marble hearth, night storage heater.

Doorway off lounge to:

KITCHEN
7'6" x 5'6" (2.29 x 1.68)
Comprising stainless steel sink unit with hot and cold taps inset into rolled edge work top, cupboard under, space to the side for fridge, tiled splash back, adjacent matching work top with inset ' ELECTROLUX ' hob, drawer and cupboards under, complimented by matching wall units over with under counter lighting, further adjacent matching work top to the side, cupboard under, tiled splash back, complimented by matching wall units over with under counter lighting, inset electric oven to the side, storage cupboard over, space for freezer under, vinyl flooring, extractor fan.

Door off entrance hall to:

BEDROOM
14'3" x 8'9" (4.34m" x 2.67m")
Double glazed windows to the front having a westerly aspect, twin folding mirrored door wardrobe with hanging and shelving space, night storage heater.

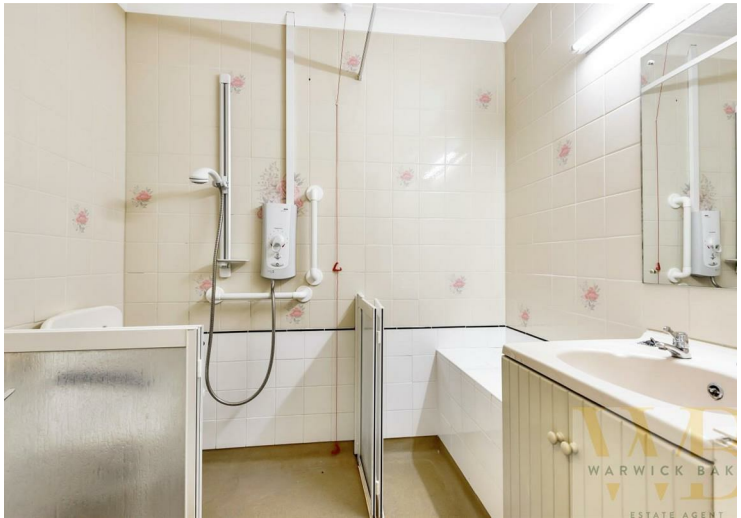
Door off entrance hall to:

WET ROOM
Being fully tiled, comprising enclosed wet area with wall mounted ' MIRA ' shower unit with separate shower attachment, twin hand grips, vanity unit with inset wash hand basin with hot and cold taps, double doored storage cupboard under, heated hand towel rail, extractor fan, wall mounted ' DIMPLEX ' electric heater.

OUTGOINGS
MAINTENANCE:- £1073.45 EVERY 6 MONTHS

GROUND RENT:- £249.16 EVERY 6 MONTHS

LEASE:- 125 years from 1st June 1988



Swiss Gardens, Shoreham-by-Sea, BN43

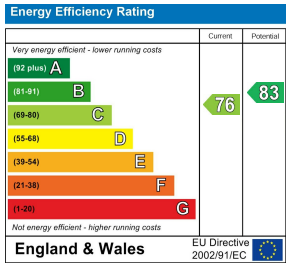
Approximate Area = 478 sq ft / 44.4 sq m

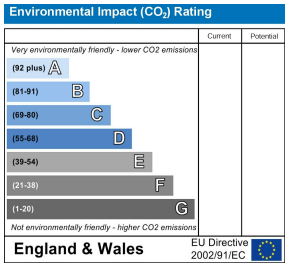
For identification only - Not to scale

SECOND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 748955





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