



Flat 27 Homehaven Court Swiss Gardens | | Shoreham-By-Sea BN42 5WJ



ESTATE AGENT



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

£209,995

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RARELY AVAILABLE TWO BEDROOM FIRST FLOOR APARTMENT WITH LAKE VIEWS IN HOMEHAVEN COURT.

LOCATED WITHIN WALKING DISTANCE TO THE TOWN CENTRE, THE PROPERTY BOASTS SPACIOUS ACCOMMODATION INCLUDING TWO DOUBLE BEDROOMS, MODERN SHOWER ROOM, KITCHENETTE WITH WINDOW AND VIEWS AND A LARGE LIVING DINING ROOM WITH A BAY WINDOW AND VIEWS.

PLEASE CALL TO VIEW - 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.

### BEDROOM TWO

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

Westerly aspect window.

### SHOWER ROOM

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

### SHARED FACILITIES

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

Lundry Room.

### LEASEHOLD / OUTGOINGS

MAINTENANCE - £2326.10 EVERY SIX MONTHS

GROUND RENT - £304.52 EVEY 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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- \* 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	86		
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	