Flat 20, Homehaven Swiss Gardens | | Shoreham-By-Sea

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£115,000

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Warwick Baker Estate Agents are pleased to offer this one bedroom first floor retirement flat, situated within walking distance to Shoreham Town Centre. The flat benefits from the use of a passenger lift, 17' dual aspect lounge, modern kitchen, double bedroom, fully tiled 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.

- PASSENGER LIFT
- MODERN KITCHEN
- COMMUNAL GARDENS
- ENTRY PHONE SYSTEM
- DOUBLE BEDROOM
- NO UPWARD CHAIN
- ENTRANCE HALL
- FULLY TILED WET ROOM
- 17' DUAL ASPECT LOUNGE
- RESIDENTS LOUNGE

Communal front door leading to passenger lift

Front door leading to:

ENTRANCE HALL
8'9" x 6'9" (2.69 x 2.06)
Being ' L ' shaped, night storage heater, door giving access to storage cupboard housing electric trip switches.

Door off entrance hall to:

LOUNGE
17'8" x 10'5" (5.40 x 3.20)
Having a dual aspect, double glazed bay windows to the rear having a south/easterly aspect, double glazed window to the side having a north/easterly aspect with views of the communal gardens, feature wood fireplace surround and mantle, marble insert, marble hearth, night storage heater, door giving access to airing cupboard housing pressurised hot water cylinder, slatted shelving to the side.

Doorway off lounge to:

KITCHEN
7'3" x 5'8" (2.21 x 1.73)
Being fully tiled, comprising stainless steel sink unit with mixer tap inset into granite effect work top, shelving over, storage cupboard under, adjacent work top with inset ' ZANUSSI ' two ring induction hob, drawers and cupboard under, complimented by matching wall units over with under counter lighting, stainless steel extractor hood, further adjacent work top with pull out carousel storage cupboard under, complimented by matching wall units over with under counter lighting, space for tall fridge/freezer to the side, storage cupboard over, double glazed window to the side having a north/easterly aspect, vinyl flooring.

Door off entrance hall to:

BEDROOM
13'9" x 8'9" (4.20 x 2.68)
Double glazed window to the rear having a south/easterly aspect, built in double folding mirrored doored wardrobe with hanging and shelving space, night storage heater.

Door off entrance hall to:

WET ROOM
Being fully tiled, comprising shower area with wall mounted independent shower unit with separate shower attachment, shower rail and shower curtain, vanity unit with inset wash hand basin with hot and cold taps, double doored storage cupboard under, low level wc, heated hand towel rail, vinyl flooring, extractor fan.

OUTGOINGS
MAINTENANCE:- £1073.45 EVERY 6 MONTHS

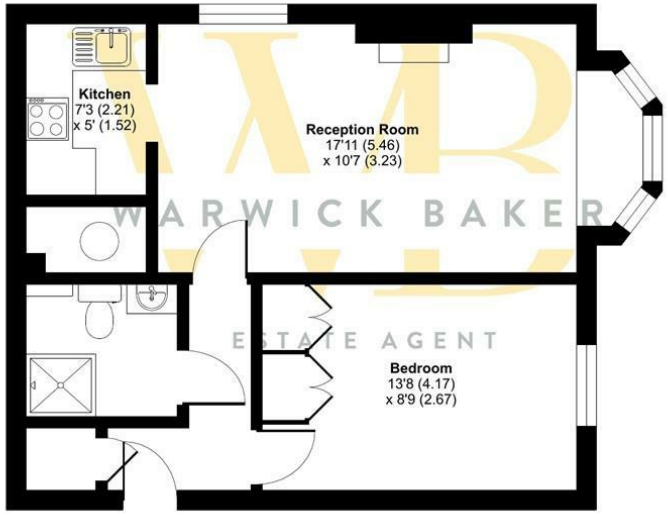
GROUND RENT:- £249.16 EVERY 6 MONTHS

LEASE:- 125 years from 1st June 1988

Swiss Gardens, Shoreham-by-Sea, BN43

Approximate Area = 490 sq ft / 45.5 sq m

For identification only - Not to scale



FIRST FLOOR

WARWICK BAKER ESTATE AGENT

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
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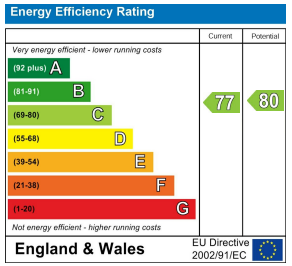

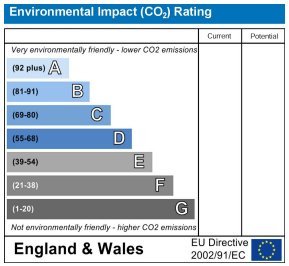

Disclaimer

* 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