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

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£180,000

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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.

DON'T MISS THIS INCREDIBLE OPPORTUNITY – CALL NOW TO ARRANGE YOUR VIEWING – 01273 461144!

- LAKE VIEWS
- MODERN SHOWWER 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 FACILATIES / 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 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

First Floor

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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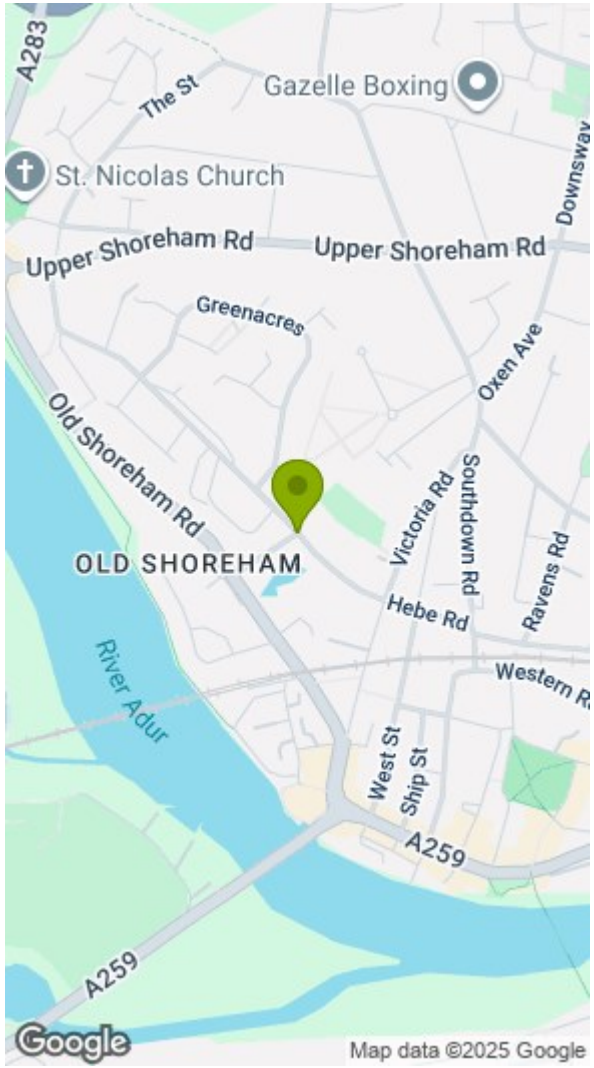

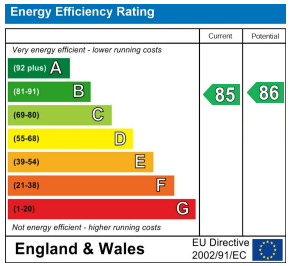

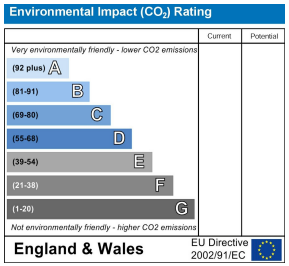

Disclaimer

* 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

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