



32, Homehaven Court Swiss Gardens | | Shoreham-By-Sea

LDN12 5WU



ESTATE AGENT



## 32, Homehaven Court Swiss Gardens | | Shoreham-By-Sea | BN43 5WH

£149,950

\*\*\* £149,950 \*\*\*

WARWICK BAKER 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.

BENEFITS INCLUDE A PASSENGER LIFT, COMMUNAL LOUNGE WITH LAKE VIEWS, RESIDENTS COMMUNAL GARDENS, PARKING, AND LAUNDRY ROOM.  
MINIMUM AGE 60.

CALL NOW TO VIEW - 01273 461144

- TOWN CENTRE LOCATION
- RESIDENTS LOUNGE & LAUNDRY
- GARDEN VIEWS
- 2ND FLOOR FLAT
- WALKING DISTANCE TO TOWN & STATION
- CALL TO VIEW - 01273 461144
- COMMUNAL GARDEN WITH LAKE VIEWS
- EMERGENCY CALL SYSTEM & MANAGER
- RETIREMENT APARTMENT
- NO CHAIN

## COMMUNAL ENTRANCE

Security door to communal entrance hall with stairs or lift giving access to the second floor.

## DOOR TO ENTRANCE HALL

## ENTRANCE HALL

Doors to all rooms, storage cupboards.

## LIVING / DINING ROOM

17'09 (into bay) x 10'07 (5.41m (into bay) x 3.23m)

Large double glazed bay window with views over the gardens, doorway to:

## KITCHEN

7'03 x 5'04 (2.21m x 1.63m)

Range of wall and base level units, inset eye level oven, roll edge work top surfaces with inset sink, inset hob with extractor fan over, tile effect vinyl flooring.

## BEDROOM

Double glazed window with

communal garden views, double wardrobes.

## SHOWER ROOM

Matching suite comprising of a walk in shower with attachment, low level w.c., wash hand basin with cupboards under, tiled walls and extractor.

## LEASEHOLD

125 years from 1st June 1988

## MAINTENANCE COSTS

Ground rent & Maintenance costs:-

Both twice per annum:

Ground Rent £249.16 (due 1st March)

Maint: £1073.45 (not arrived as yet )



## SECOND FLOOR

APPROX. 38.5 SQ. METRES (414.4 SQ. FEET)



ESTATE AGENT

TOTAL AREA: APPROX. 38.5 SQ. METRES (414.4 SQ. FEET)



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