



**Homestream House, Mill Bay Lane, Horsham, RH12 1SS**  
**Asking price £95,000**

**& LINES**  
*James*

# Homestream House, Mill Bay Lane

- SUPERB TOWN CENTRE LOCATION
- ONE BEDROOM
- TOP FLOOR
- LIFT ACCESS
- WONDERFUL VIEWS
- MINIMUM AGE 60
- DEVELOPMENT MANAGER
- EPC RATING C
- COUNCIL TAX BAND C
- LEASEHOLD

A well presented top floor apartment for those aged 60 years and over, conveniently situated within a stone's throw away from Horsham town centre and open countryside.

## Location

This attractive retirement property within the Homestream House development is superbly located in the heart of the town with all amenities in easy reach including Sainsbury's which is positioned next door. As the property overlooks woodland and the Riverside pathways, it benefits from pleasant strolls which take you through the remembrance gardens to St Mary's parish church out into Horsham's historic Causeway.

## Property

The apartment is presented in very good order and is situated on the top floor with lift access. From the front door the entrance hall offers a storage cupboard and leads to a good sized lounge/diner, featuring two large windows allowing plenty of natural light and provides wonderful views of the communal grounds and parkland beyond. An opening from the reception room brings you to the fitted kitchen which is fitted in a range of eye and base level units and includes a modern slide and hide oven, under counter lighting, hob with cooker hood, fridge and





integrated freezer. The bedroom also benefits from delightful views and has a deep fitted double wardrobe.

The fully tiled shower room features a walk in shower enclosure, with a built in area next to the basin creating an additional area for storage. The property is double glazed throughout with electric heating. Residents have access to a lounge offering a range of planned activities as well as a well-equipped laundry and guest suite.

At the front of the development a communal garden with seating and parasols is surrounded by attractive planted borders and provides an ideal place to enjoy some fresh air without leaving the development.

This McCarthy & Stone development offers a secure and comfortable living accommodation, it comprises of 60 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. It is a condition of purchase that residents are over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

#### Lease Details

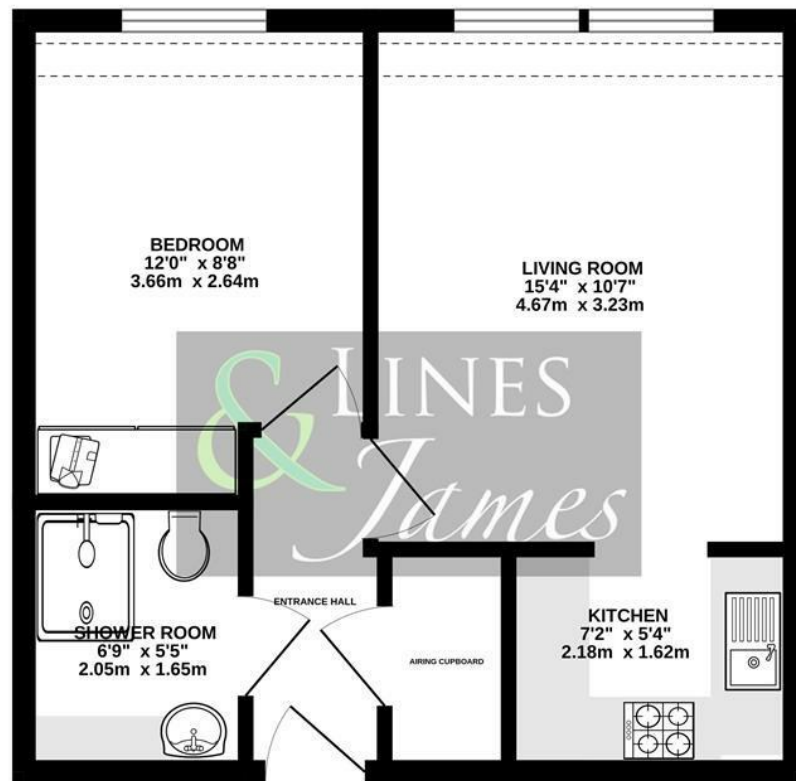
87 years remain on the lease

Service charge £1397.00 payable half yearly - figure correct to August 2025

Ground Rent £219.65 payable half yearly



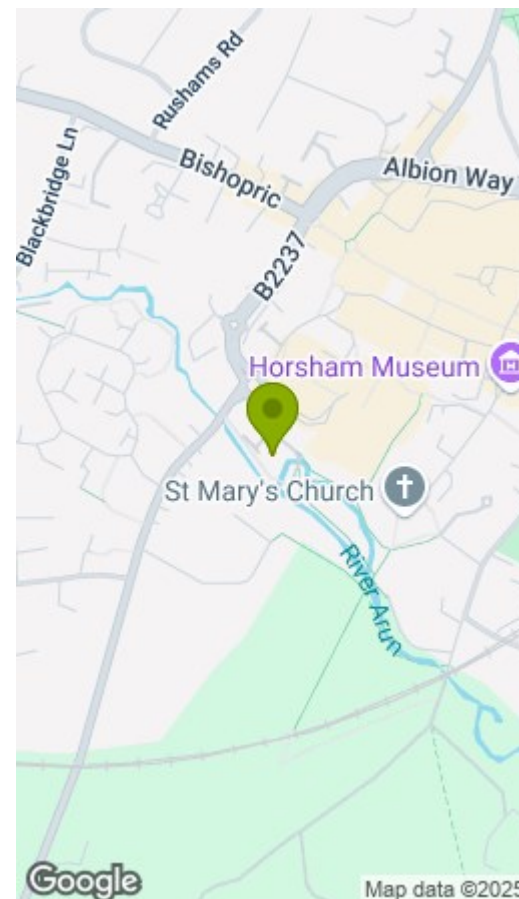
GROUND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



59 HOMESTREAM HOUSE

TOTAL FLOOR AREA : 409 sq.ft. (38.0 sq.m.) approx.

Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement.  
Made with Metropix ©2025



| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |                         |           |
|---|-------------------------|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential                                      | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



**LINES & James**

24 Worthing Road, Horsham, West Sussex, RH12 1SL  
Tel: 01403 210088  
lettings@linesandjames.com  
www.linesandjames.com

MANAGING PROPERTIES ...

*Finding Homes ...*