



Homehaven Court, Swiss Gardens | Shoreham by Sea | BN43 5WH

£120,000



We are delighted to offer for sale this one bedroom retirement property situated in this popular central Shoreham location



# Key Features

- One Double Bedroom With Fitted Wardrobe
- Dual Aspect Lounge
- Open Plan Fitted Kitchen
- Fitted Shower Room
- Close To Shoreham Town Centre
- No Onward Chain
- Onsite Manager
- Communal Gardens
- Communal Facilities Including Lounge & Laundry Room



**1 Bedroom**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

Security entryphone system into:-

COMMUNAL ENTRANCE Communal front door into:-

COMMUNAL HALLWAYS Stairs or passenger lift to:-

SECOND FLOOR LANDING Private front door into:-

SPACIOUS ENTRANCE HALL Comprising wall mounted night storage heater, wall mounted emergency pull cord system, ceiling mounted smoke detector, loft hatch access, single light fitting, coving, carpeted flooring, storage cupboard with electric meter and shelving.

DUAL ASPECT LIVING ROOM North/East and North/West aspect. Comprising two pvcu double glazed windows with pleasant downland views, coving, carpeted flooring, wall mounted night storage heater, feature fireplace, three wall mounted light fitting, storage cupboard with hot water cylinder and shelving, emergency pull cord, archway opening into :-

KITCHEN Comprising roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset stainless steel single drainer sink unit, integrated eye level oven, matching integrated fridge and freezer, tiled walls, coving, extractor fan, single light fitting.

BEDROOM North/East aspect with pleasant downland views . Comprising pvcu double glazed window, carpeted flooring, wall mounted night storage heater, bi-folding doors into wardrobe with hanging rail and shelving, emergency pull cord.

BATHROOM Comprising walk in shower cubicle benefitting from fully tiled walls and integrated shower attachment, low flush wc, hand wash basin with vanity unit below, single wall mounted light fitting, extractor fan, heated towel rail, vinyl flooring, emergency pull cord.

## EXTERNAL

COMMUNAL GARDENS Well maintained being mainly laid to lawn with various mature flower, shrub and tree borders for privacy.

COMMUNAL FACILITIES Include Laundry room and residents communal Lounge area

COMMUNAL PARKING On a first come first serve basis

## TENURE

LEASE: 125 years from 1989 - 90 years remaining

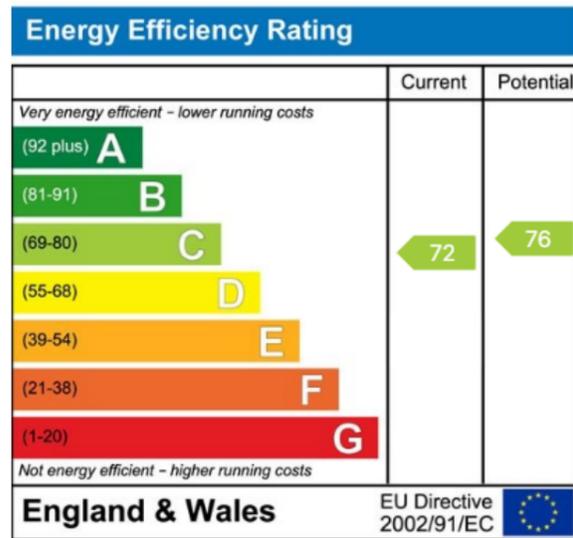
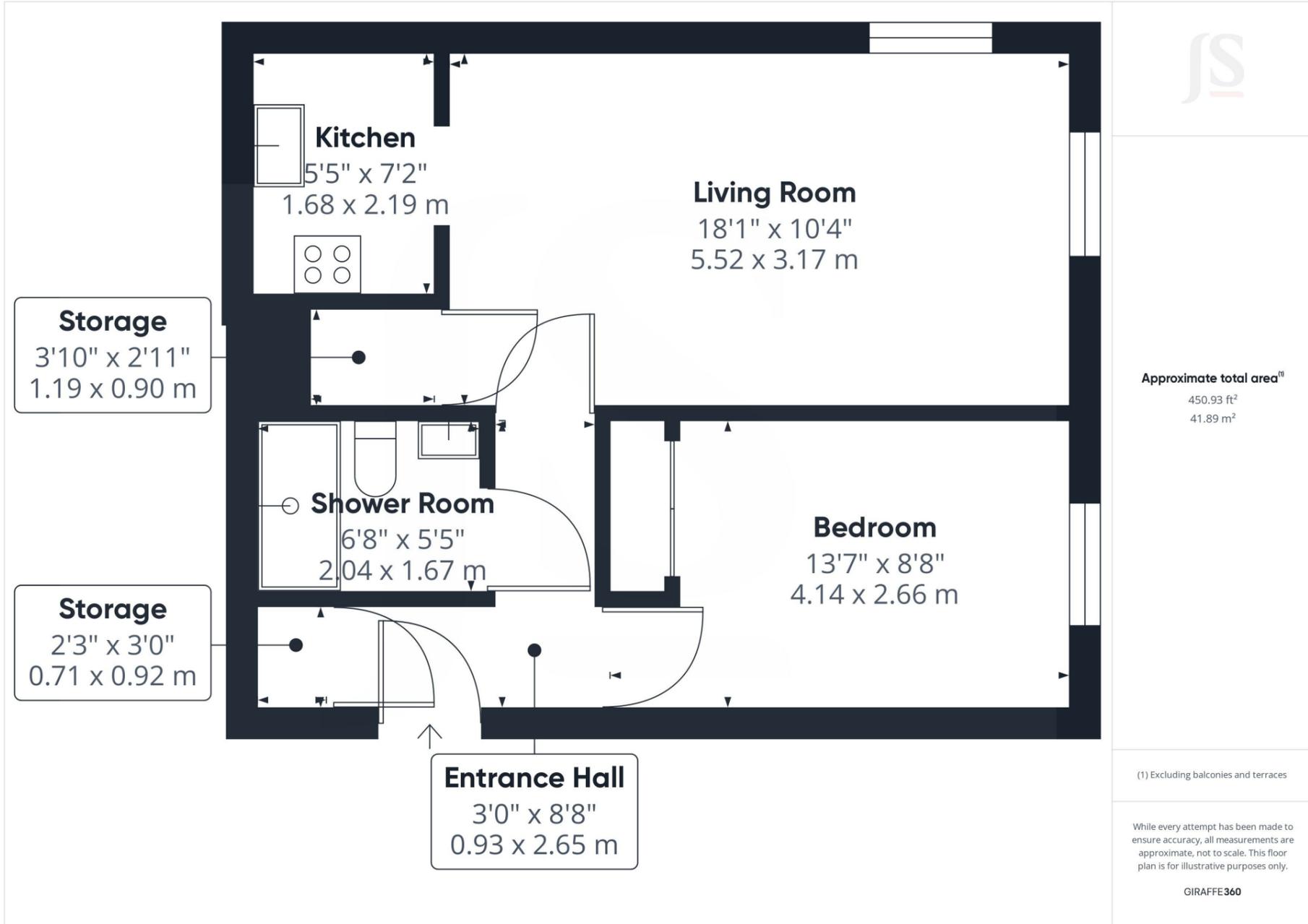
MAINTENANCE: £2,598.06

GROUND RENT: £498.32

## LOCATION

Conveniently situated in central Shoreham within easy walking distance of the town centre and its amenities, including library, health centre, comprehensive shopping facilities, and mainline railway station.





## Property Details:

Floor area (as quoted by EPC: 463sqft)

Tenure: Leasehold

Council tax band: B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.