

## 37 Homesteyne House

11 - 13 Broadwater Road, Worthing, West Sussex, BN14 8AJ



**PRICE: £110,000**

**Lease: 125 years from 1988**

### Property Description:

#### **A TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE THIRD FLOOR**

Homesteyne House was constructed by McCarthy & Stone (Developments) Ltd and comprises 38 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. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be 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. Please speak to our Property Consultant if you require information regarding 'Event Fees' that may apply to this property.

- Residents' lounge
- Communal Laundry
- 24 hour emergency Appello call system
- Minimum Age 60
- Lift to all floors
- Guest Suite
- Development Manager
- Lease 125 years from 1988

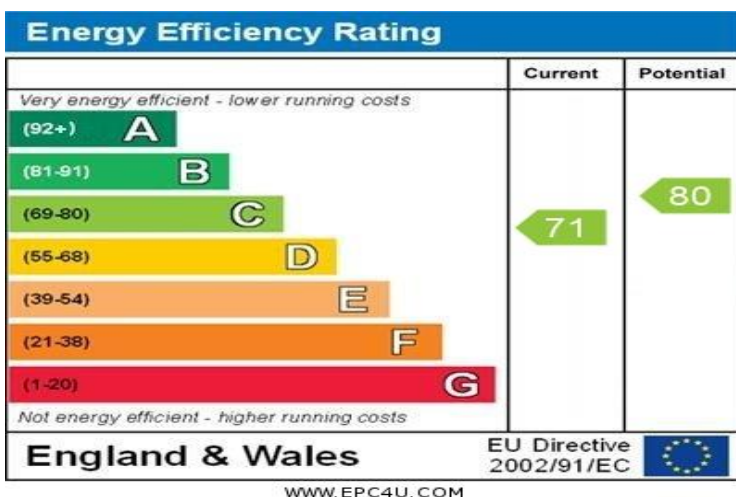


**For more details or to make an appointment to view, please contact  
Miss Kalise Bucknell MNAEA**



Total floor area 61.4 sq.m. (661 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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**For Financial Year Ending:**

**31/08/25**

**Annual Ground Rent:**

**£554.22**

**Ground Rent Period Review:**

**2032**

**Annual Service Charge:**

**£5291.86**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer  
0% Contingency**

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