



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

**Guide price £155,000**

Welcome to this charming retirement flat for the over 60's located in Swiss Gardens, Shoreham-By-Sea. This delightful ground floor property boasts a reception room and separate kitchen. The flat features one spacious double bedroom, providing a comfortable and peaceful retreat.

The shower room is conveniently located, offering both functionality and style. One of the highlights of this property is the patio area.

Additionally, residents have access to the serene lakeside communal gardens, providing a tranquil setting to unwind and enjoy nature.

For social gatherings and activities, the communal lounge offers a welcoming space to connect with neighbours and friends. The proximity to Shoreham-by-Sea town centre ensures easy access to amenities, shops, and restaurants, making daily errands a breeze.

## COMMUNAL HALLWAY

Communal front door with secure entry phone leading to communal hallway to the apartment front door with spyhole.

## ENTRANCE HALL

Wall mounted emergency call system, coved ceiling, large airing cupboard housing hot and cold water tanks, electric fuse box and meter, range of built in shelving.

## LIVING/DINING ROOM

17'5" x 10'8" (5.31m x 3.25m)

Electric night storage heater, coved ceiling, fireplace with wooden surround and mantle, TV aerial point and telephone point (subject to service providers regulations), emergency pull cord, large uPVC double glazed window overlooking communal gardens, uPVC double glazed door to rear patio area leading to gardens, archway leading to;

## KITCHEN

7'4" x 5'4" (2.24m x 1.63m)

Range of wall, base and drawer units with roll edged laminated working surfaces over, inset stainless steel single drainer sink unit, inset 4 burner electric hob with cooker hood over, fitted eye level electric oven, space for further appliances, fully tiled walls, tile effect flooring, coved ceiling.

## DOUBLE BEDROOM

14'1" x 8'8" (4.29m x 2.64m)

Electric night storage heater, coved ceiling built in wardrobe with hanging rail and shelf, emergency pull cord, uPVC double glazed window to rear overlooking communal garden.

## SHOWER ROOM

6'8" x 5'4" (2.03m x 1.63m)

Shower area with electric Mira shower unit, vanity unit with inset wash hand basin, low level close coupled W.C, fully tiled walls, wall mounted electric heater, coved ceiling and heated towel rail.

## COMMUNAL FACILITIES

### COMMUNAL GARDENS

Fabulous gardens surrounding Homehaven with lawn areas, patio with seating overlooking the lake and well managed flower gardens.

### RESIDENTS LOUNGE

Situated on the ground floor overlooking the

communal lakeside gardens and sun terrace. Door to lakeside gardens/sun terrace.

### COMMUNAL LAUNDRY

Located on the ground floor with washing machines, tumble dryers and sink.

### REFUSE ROOM

Located on the ground floor.

### GUEST APARTMENT

This suite is available to friends and family of residents on first come first served reservation basis subject to a charge.

### BUGGY STORE

For electric buggies, spaces are limited and subject to availability.

## OTHER INFORMATION

TENURE: Leasehold

LEASE: 125 years from 1st June 1988 (89 years)

MAINTENANCE: £3897 per annum

GROUND RENT: £553 per annum

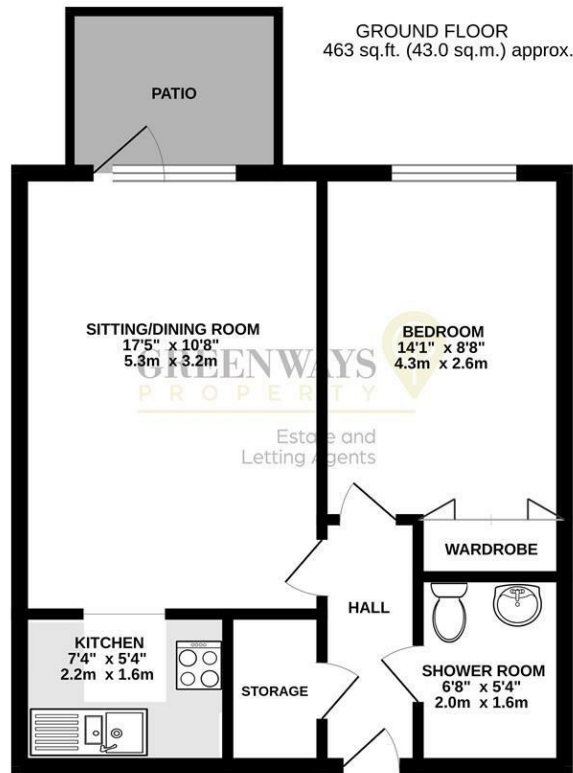
LOCAL AUTHORITY: Adur

TAX BAND: B

Homehaven Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 44 properties arranged over 3 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 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.



# Floor Plan

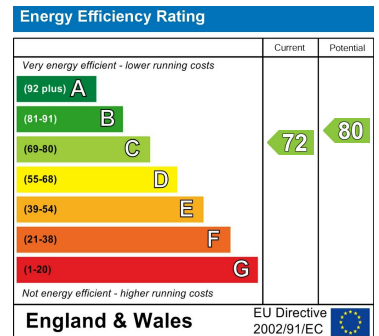


TOTAL FLOOR AREA: 463 sq.ft. (43.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



**PLEASE NOTE:**

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

- All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
- Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
- Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
- The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

Greenways Property, Shoreham-by-Sea, West Sussex, BN43 6HR  
 Tel: 01273 28 68 98 Email: info@greenwaysproperty.com www.greenwaysproperty.com