



8 Homehaven Court Swiss Gardens | | Shoreham-By-Sea
LDN12 5WJ





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£150,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RARELY AVAILABLE GROUND-FLOOR APARTMENT IN HOMEHAVEN COURT.

LOCATED WITHIN WALKING DISTANCE TO THE TOWN CENTRE, THE PROPERTY BOASTS A 17'5" x 10'8" SOUTH WESTERLY ASPECT LIVING ROOM WITH PATIO DOORS LEADING OUT ONTO THE COMMUNAL GARDENS, ONE DOUBLE BEDROOM, KITCHEN & SHOWER ROOM.

FACILITIES INCLUDE COMMUNAL LAUNDRY AND LIVING ROOM.

PLEASE CALL TO VIEW - 01273 461144

- HOMEHAVEN COURT, SWISS GARDENS
- PATIO DOORS TO GARDENS
- QUIET LOCATION
- WALKING DISTANCE TO TOWN
- KITCHEN
- NO ONWARD CHAIN
- GROUND FLOOR RETIREMENT APARTMENT
- SHOWER ROOM
- 17'5" x 10'8" SOUTH WESTERLY ASPECT LIVING ROOM
- RESIDENTS CAR PARK

OUTGOINGS

MAINTENANCE: £3,897 per annum

GROUND RENT: £553 per annum

LEASE:- 125 years from 1st June 1988





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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	