



12 Homehaven Court Swiss Gardens | | Shoreham-By-Sea

BN14 2EW





## 12 Homehaven Court Swiss Gardens | | Shoreham-By-Sea | BN43 5WH

£225,000

\*\*\* £225,000 \*\*\*

Warwick Baker Estate Agents is thrilled to present an exceptional opportunity to acquire this rarely available ground floor garden apartment in the desirable Homehaven Court.

Enjoying a serene vista of the boating lake, this triple aspect age-restricted flat features a spacious and light-filled south-westerly living room, complete with patio doors that seamlessly lead to the beautifully maintained gardens. The fitted kitchen offers picturesque views of the South Downs, while the accommodation includes two generously sized double bedrooms and a modern fitted shower room.

- HOMEHAVEN COURT, AGE-RESTRICTED APARTMENT
- ON SITE MANAGER
- NO CHAIN - VACANT
- GROUND FLOOR
- COMMUNAL LIVING ROOM & LAUNDRY
- 01273 461144
- PATIO DOORS WITH VIEWS OF THE LAKE
- RESIDENTS PARKING
- TWO DOUBLE BEDROOMS WITH VIEWS
- CLOSE TO TOWN, ON A BUS ROUTE



## OUT-GOINGS

Ground Rent : Half yearly.  
Current bill for period 1 March '25 to  
31 August '25 is £304.52

Maintenance / Service charge : Half  
yearly  
Current bill for period 1 March '25 to  
31 August '25 is £2804.41

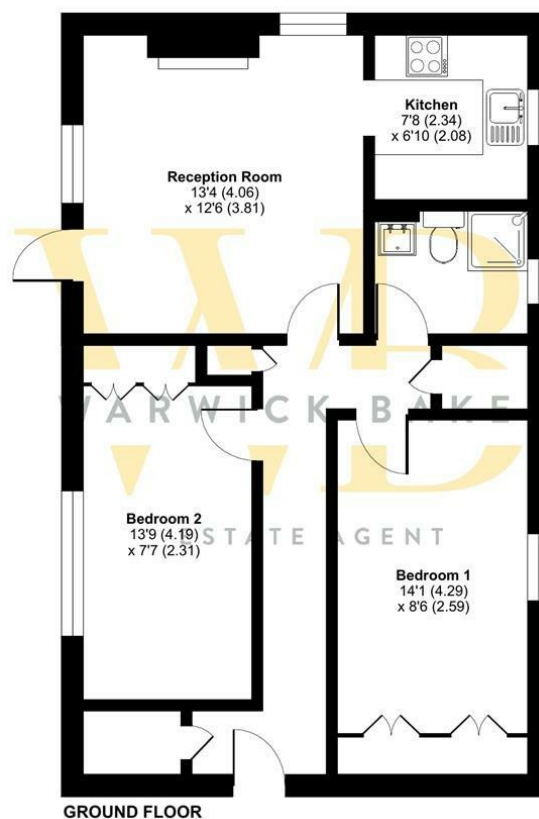
LEASE:- 125 years from 1st June  
1988



## Swiss Gardens, Shoreham-by-Sea, BN43

Approximate Area = 654 sq ft / 60.7 sq m

For identification only - Not to scale



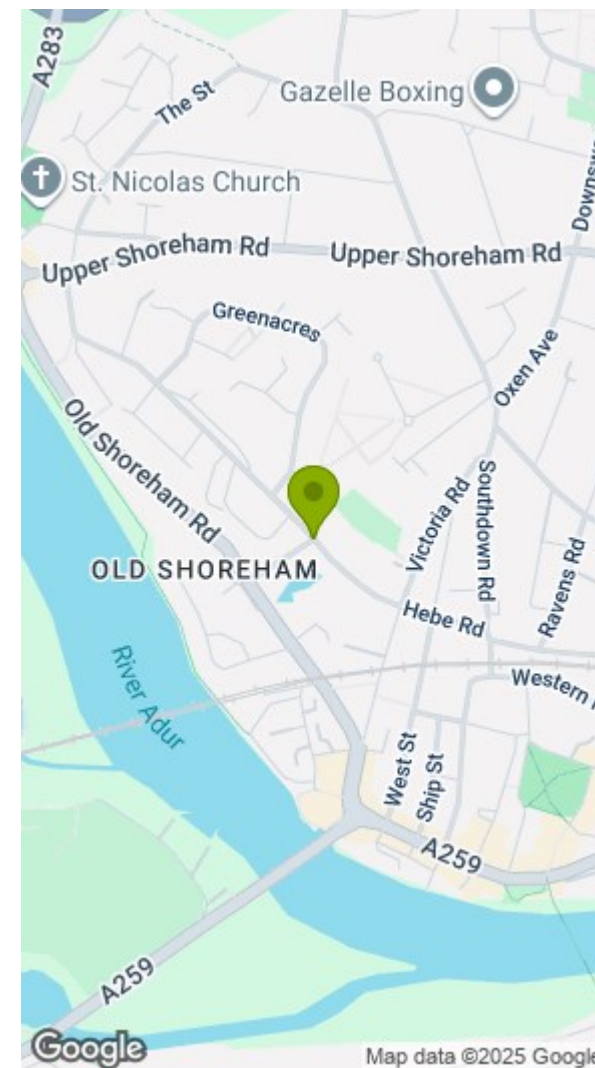
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1242430

### 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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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	