







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

£180,000

\*\*\* £180,0000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RARELY AVAILABLE TWO BEDROOM FIRST-FLOOR APARTMENT WITH LAKE VIEWS IN HOMEHAVEN COURT.

LOCATED WITHIN WALKING DISTANCE TO THE TOWN CENTRE, THE PROPERTY BOASTS SPACIOUS ACCOMMODATION, INCLUDING TWO DOUBLE BEDROOMS, A MODERN SHOWER ROOM, A KITCHENETTE WITH A WINDOW AND VIEWS AND A LARGE LIVING DINING ROOM WITH A BAY WINDOW AND VIEWS.

PLEASE CALL TO VIEW - 01273 461144

- LAKE VIEWS
- MODERN SHOWWER ROOM
- CALL NOW TO VIEW 01273 461144

- 19'6 X 13'1 LIVING / DINING ROOM
- WALKING DISTANCE TO TOWN

- TWO DOUBLE BEDROOMS
- QUIET LOCATION

- KITCHENETTE WITH LAKE VIEWS
- LAUNDRY FACILATIES / COMMUNAL LIVING ROOM

## **COMMUNAL ENTRANCE**

Entry phone system, lift or stairs to all floors.

#### **ENTRANCE HALL**

Doors to Living / Dining Room, both Bedrooms, Shower Room, storage cupboard.

## LIVING / DINING ROOM

19'6 x 13'1 (5.94m x 3.99m)

Bay window with views of the Lake, storage cupboard.

## **KITCHEN**

9'1 x 5'10 (2.77m x 1.78m)

Fitted wall and base units, work surfaces, inset hob with extractor, inset sink unit, space for appliances, window with lake views.

#### **BEDROOM ONE**

14'3 x 9'9 (4.34m x 2.97m)

Front aspect window with views of the lake.

## **SHOWER ROOM**

Modern double walk in shower cubicle, wash hand basin, W.C.

#### **BEDROOM TWO**

9'9 x 8'8 (2.97m x 2.64m)

Westerly aspect window.

#### SHARED FACILITIES

There is a communal Living Room with regular Coffe Morning and organised events.

Lundry Room.

## **LEASEHOLD / OUTGOINGS**

MAINTENANCE - £2326.10 EVERY SIX MONTHS

GROUND RENT - £304.52 EVEY SIX MONTHS

LEASE - 125 YEARS FROM 1st JUNE 1988







# Homehaven, BN43 Approximate Gross Internal Area = 60 sq m / 644 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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- \* All measurements are approximate





