



**31 Homehaven Court, Swiss Gardens,  
Shoreham by Sea. BN43 5WH**

**BEAUMONTS**  
ESTATE AGENTS



## SUMMARY OF ACCOMMODATION

**Communal Entrance Hall with lift to all floors**

**Entrance Hall with store cupboard \* South facing Living Room \* Modern fitted Kitchen with integrated appliances \* Double Bedroom with built in wardrobes \* Modern Shower Room \* Residents Lounge & Laundry Room \* Well maintained grounds.**

### **A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE 2<sup>nd</sup> FLOOR**

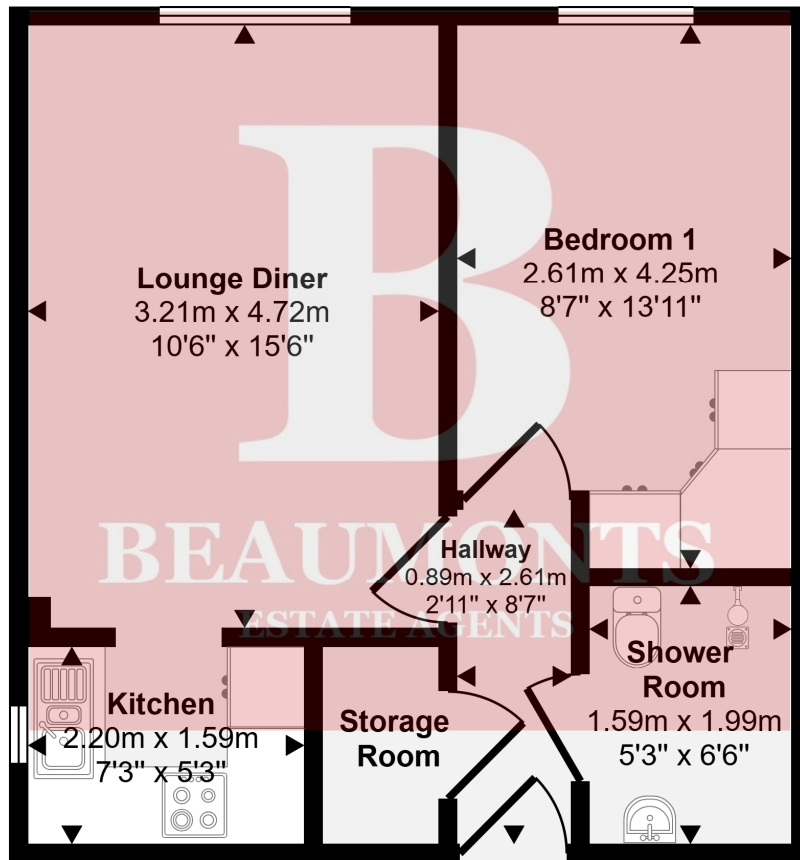
HOMEHAVEN COURT was constructed by McCarthy & Stone (Developments) Ltd and comprises 44 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. The property comprises an entrance hall, lounge, kitchen, one bedroom and modern shower room. 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.

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

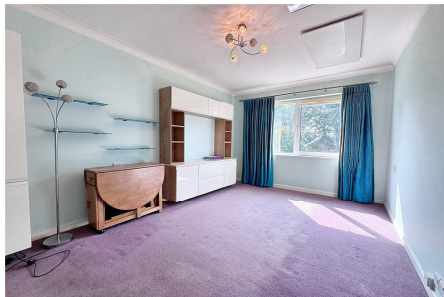
For social gatherings and activities, the communal lounge offers a welcoming space to connect with neighbours and friends. The proximity to Shoreham-by-Sea town centre ensures easy access to amenities, shops, and restaurants.

Lease Years: 125 years from 1988

Maintenance: 2003/4 £1,402.20 ½ yearly - Ground Rent £112.81 ½ yearly



Approx Gross Internal Area 39sq mtr/415 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	67 D
39-54	E		
21-38	F		
1-20	G		

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[www.beaumontsresidential.co.uk](http://www.beaumontsresidential.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.