



Homestream House, Mill Bay Lane, Horsham, West Sussex, RH12 1SS



woodlands



A second floor one-double bedroom apartment available with no onward chain in a popular development, specifically designed for residents aged 60 and over. The property provides the new owners the opportunity to enhance and improve to put their own stamp on the décor.

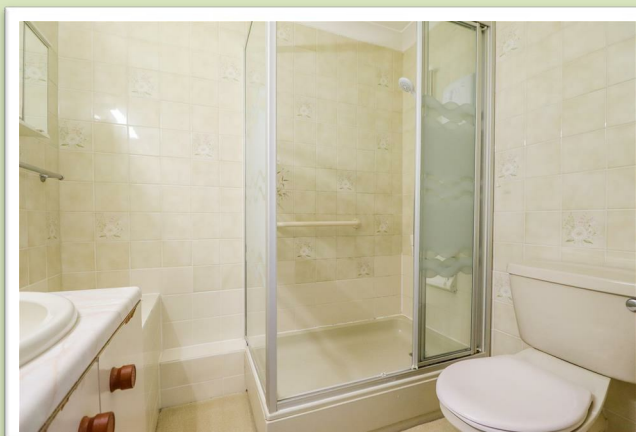
Homestream house is located in the heart of the historic market town of Horsham, with an abundance of amenities on your doorstep, but being set back from the road, and backing onto beautiful gardens and parkland beyond, this apartment offers a secluded and calm spot to enjoy a gentler pace of life.

As a resident, you have the benefit of a large communal lounge with kitchen facilities, a laundry room, and guest accommodation available to book through the on-site residents manager. You have the opportunity to be part of an inclusive and friendly residents' community, but you also have the freedom to simply enjoy your own apartment and the accommodation it provides.

Accessed by a communal hallway, the front door of the apartment opens into a hallway with generous storage cupboard with plenty of space for coats and shoes and housing the hot water and cold water storage tanks. The living room is a generous proportion with plenty of room for a sofa and dining room table and chairs with elevated views to the front of the development. The property boasts a good-sized double bedroom with fitted double wardrobe, and a tiled shower room with vanity sink unit completing the internal accommodation.

Each room has an emergency pull cord, linked to a 24/7 monitored call system as well as an on-site warden assistance during working hours.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**COMMUNAL ENTRANCE**

**STAIRS & LIFT TO:**

**SECOND FLOOR**

**FRONT DOOR TO:**

**ENTRANCE HALL**

**STORAGE CUPBOARD 3'01" x 4'03" (0.94m x 1.30m)**

**LIVING/DINING ROOM 10'06" x 15'06" (3.20m x 4.72m)**

**KITCHEN 7'01" x 5'04" (2.16m x 1.63m)**

**BEDROOM 8'08" x 12'01" (2.64m x 3.68m)**

**SHOWER ROOM 5'04" x 6'09" (1.63m x 2.06m)**

**OUTSIDE**

**COMMUNAL GROUNDS**

**COMMUNAL PARKING**

**OUTGOINGS**

**LEASE LENGTH: 88 YEARS**

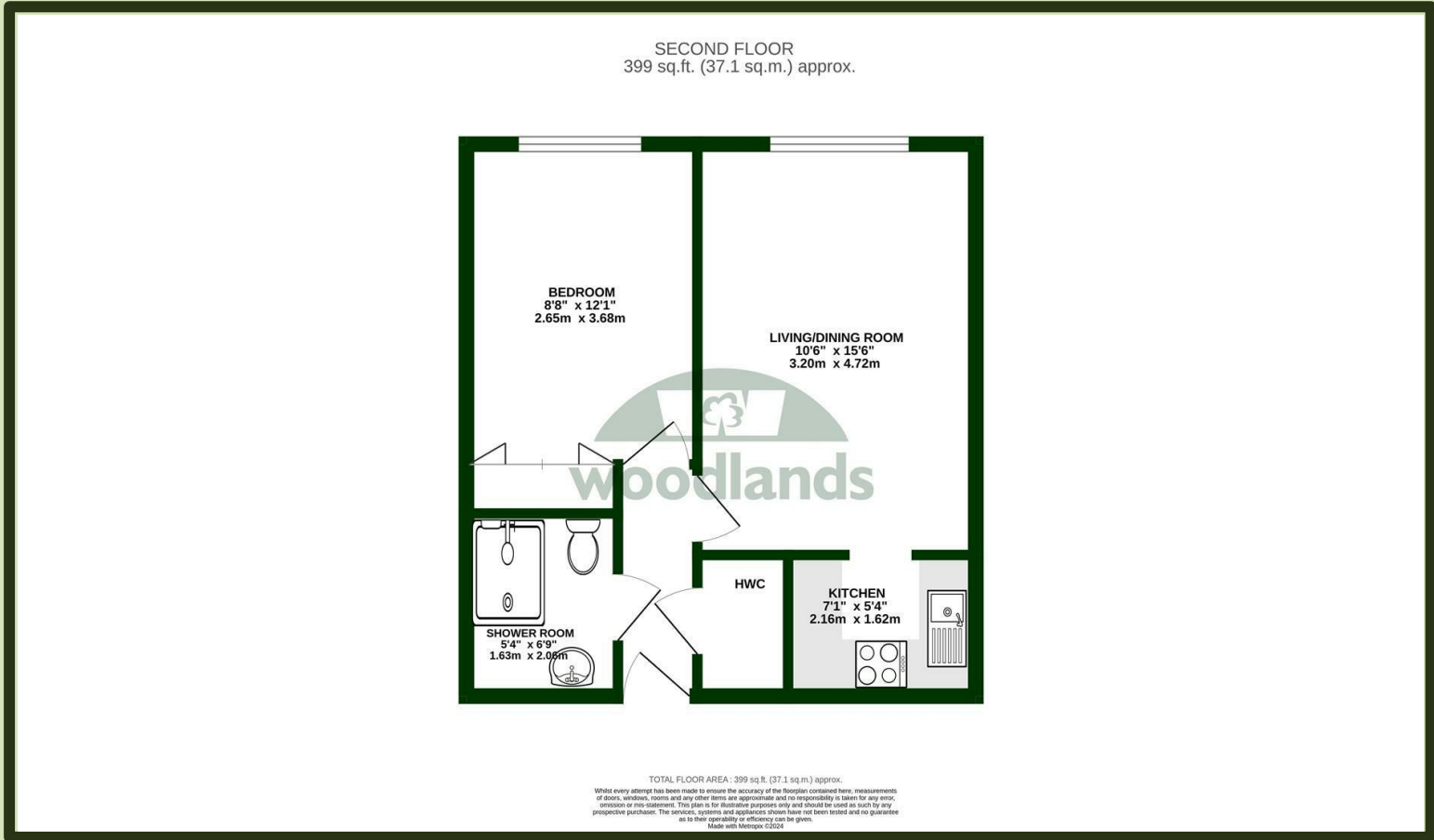
**SERVICE CHARGE: £2,806.20 PER ANNUM**

**GROUND RENT: £439.30 PER ANNUM**

**NO ONWARD CHAIN**



[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)



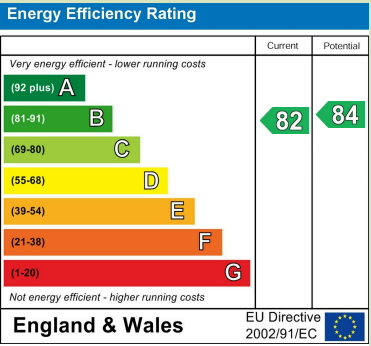
LOCATION: Homestream House is centrally located offering great access for the town centre via a short walk through the picturesque Causeway. The historic market town of Horsham provides a comprehensive range of shops, a film theatre, numerous sports and recreational facilities and a mainline train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes). There are also sports centres at Broadbridge Heath and Christ's Hospital and a golf course and leisure centre at Slinfold Park.

DIRECTIONS: From Horsham Town Centre turn left at the traffic lights onto Albion Way and proceed over the roundabout. Go straight across both sets of traffic lights and at the roundabout go straight over. At the next roundabout take the third exit into Mill Bay Lane. Homestream House will be found at the end.

COUNCIL TAX: Band C.

EPC RATING: B

Woodlands Estate Agents Disclaimer: 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 are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.



Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.