



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



woodlands



Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £65,000

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.

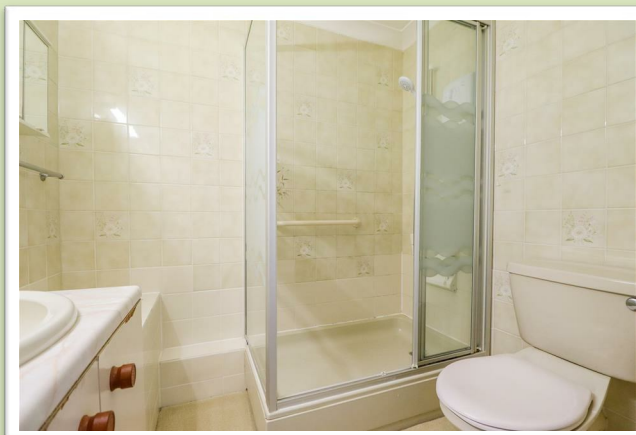
As a resident, you have the benefit of a large communal lounge with kitchen facilities, a laundry room, and guest accommodation available to book through the on-site residents manager. You have the opportunity to be part of an inclusive and friendly residents' community, but you also have the freedom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

**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.





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**

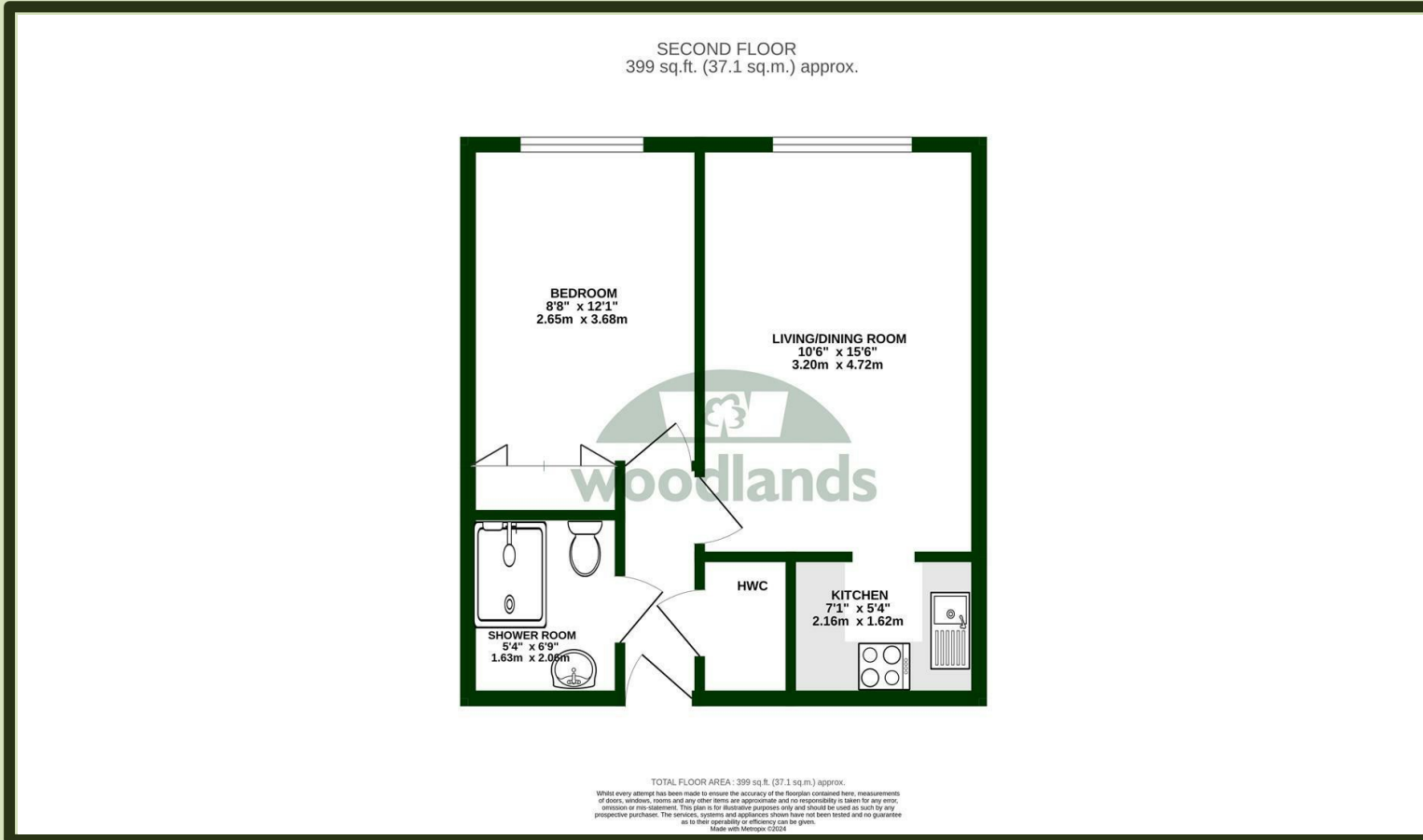
**NO ONWARD CHAIN**

**COUNCIL TAX: BAND C**

**EPC RATING: B**



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



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.

Auctioneers Additional Comments: Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

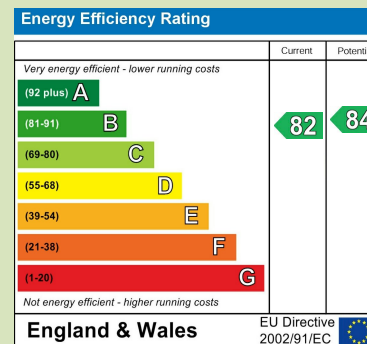
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



**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.