



## Flat 21 Homestream House, Mill Bay Lane, Horsham, RH12 1SS

GUIDE PRICE £90,000 - £100,000

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## In brief...

- 1 double bedroom
- First floor apartment
- South facing
- Designed for those over the age of 60
- Communal facilities
- Centrally positioned development
- On-site manager

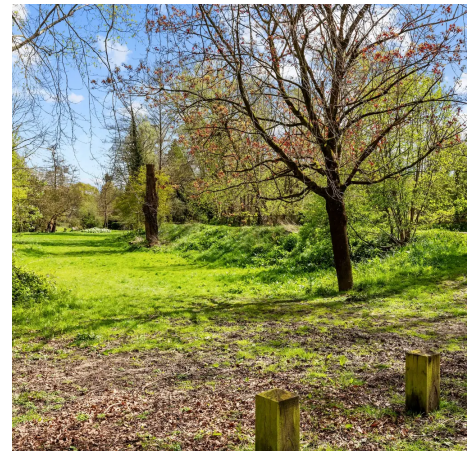
A well presented and conveniently located 1 double bedroom south facing first floor apartment, built in 1987 by McCarthy & Stone, designed for those over the age of 60, with lift, communal facilities and no onward chain.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:







## In more detail...

A well presented and conveniently located 1 double bedroom south facing first floor apartment, built in 1987 by McCarthy & Stone, designed for those over the age of 60, with lift, communal facilities and no onward chain. The property is situated on this popular central development, within walking distance of the town centre, and close to a selection supermarket and bus station.

The accommodation comprises: entrance hallway with airing cupboard, bay fronted sitting room overlooking the River Arun and kitchen fitted with a selection of units. From the hallway there is access into the double sized bedroom with fitted wardrobes and bathroom. Benefits include double glazed windows and electric heating. There is an on-site manager, 24-hour emergency care-line system, communal lounge, laundry room, kitchen and bookable guest suite. There is ample resident's parking and well tended gardens. The town centre can be accessed via Black Horse Way and The Causeway.

**Tenure:** Leasehold

**Lease:** 125 years from 1987

**Maintenance charge:** £2,806.20 per annum

**Maintenance charge review period:** Half yearly

**Ground rent:** £439.30 per annum

**Ground rent review period:** Every 15 years

**Managing agents:** First Port 03333 214041

**On site manager:** 01403 211365



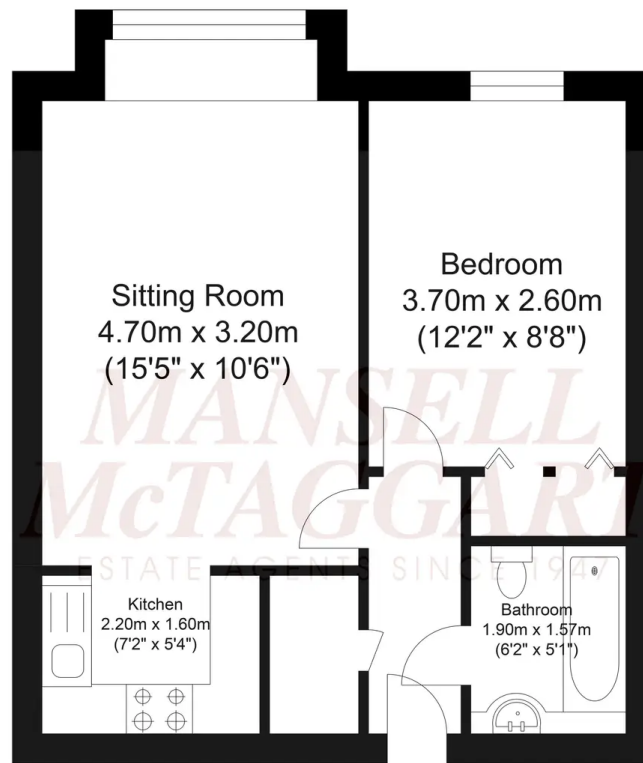
## The location...

The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5\* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family.

Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.







Approximate Floor Area  
416.56 sq ft  
(38.70 sq m)

Approximate Gross Internal Area = 38.70 sq m / 416.56 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Horsham

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