



Flat 47 Homestream House, Mill Bay Lane, Horsham, RH12 1SS

Guide Price £100,000 - £110,000

**MANSELL
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In more detail...

- 1 double bedroom
- Top floor apartment
- Designed for those over the age of 60
- Communal facilities
- On-site manager
- Resident parking
- Centrally positioned development

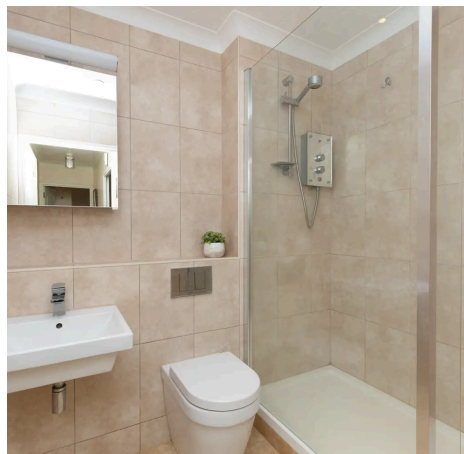
A modernised and conveniently located 1 double bedroom top floor apartment, built in 1987 by McCarthy & Stone, designed for those over the age of 60, with lift, communal facilities and no onward chain.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





In more detail...

A modernised and conveniently located 1 double bedroom top 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 striking distance of the town centre, and close to supermarkets and bus station.

The accommodation comprises: entrance hallway, master bedroom with fitted wardrobes and modern shower room. From the hallway there is access into the sitting/dining room with fine outlook over the communal gardens and kitchen refitted with an attractive range of units.

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: £4,209.28 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

On site manager: 01403 211365

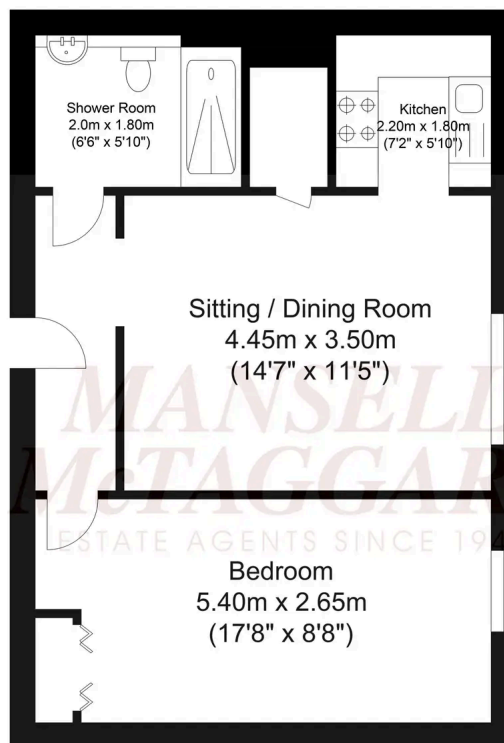
• 1 double bedroom

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.

Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. 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
473.71 sq ft
(44.01 sq m)

Approximate Gross Internal Area = 44.01 sq m / 473.71 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horsham

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