



11 Homehaven Court, Swiss Gardens, Shoreham-by-Sea, BN43 5WH

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£250,000

Two-bedroom ground floor retirement flat with lake views and NO CHAIN.

11 Homehaven Court is a beautifully presented two bedroom ground floor retirement flat that combines modern design with a relaxed coastal lifestyle. This charming property offers spacious, light-filled living areas that create a warm and inviting atmosphere throughout. The lounge is generously proportioned, providing a comfortable space for both everyday living and entertaining, while the contemporary kitchen is thoughtfully designed with integrated appliances.

The property features well-appointed bedrooms, including a master bedroom with built-in storage, and modern shower room designed with elegance and practicality in mind. Every room has been finished to a high standard, reflecting careful attention to detail and a sense of style that flows throughout the home.

Homehaven Court benefits from a communal lounge offering a lovely and friendly social area. There is also a laundry room.

Located in the heart of Shoreham-by-Sea, the property benefits from direct views of Swiss Gardens lake, local shops, cafés, and excellent transport links to Brighton, Worthing, and surrounding areas.

Viewing is highly recommended to fully appreciate the quality, space, and location of this exceptional property.

Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. The town centre is vibrant offering lots of independent and corporate shops, cafes, pubs and restaurants. The Holmbush Shopping Centre can be found close by providing a large M&S, Next and Tesco.

There is excellent access to the east/west A27 & M23 and public transport services including Shoreham-by-Sea mainline railway station is only a short walk away offering direct trains to Brighton, London and to the west.

Shoreham benefits from a range of Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

Shoreham by Sea also benefits from a highly popular Beach, South Downs National Park and River Adur affording fantastic water sports and walking opportunities.

- Retirement Flat
- Ground floor
- Two bedrooms
- Good sized living room

- Modern kitchen
- Swiss lake views
- Own private entrance
- No chain







Ground Floor



Total area: approx. 58.9 sq. metres (634.3 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS. This floor plan is for illustrative purposes and is not drawn to scale. Any measurements, floor areas, openings and orientations are approximate and should not be relied upon and do not form part of any agreement. No liability is taken for error or misstatement. Any party must rely upon their own inspection. Plan produced using PlanUp.

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

Useful Information

Council Tax Band: C - £2,151.33 per annum (2025/2026)

Tenure: Leasehold (89 years remaining)

Service Charge: £5,818.52 per annum

Ground Rent: £609.04 per annum

Local Authority: Adur District Council

To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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