

Hyman
Estate & Letting



Hill
Agent

Homehaven Court

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

18 Homehaven Court, Swiss Gardens, Shoreham by Sea, BN43 5WH

‘Offers in Excess of’ £225,000 - Leasehold

“A well presented, two double bedroom first floor retirement apartment”

Hyman Hill are delighted to offer for sale this bright, beautifully presented and generously proportioned two double bedroom first-floor retirement apartment, enviably situated within the highly sought-after development of Homehaven Court, on the edge of Shoreham Town Centre.

Offered to the market as a result of a probate sale, with probate already granted, the property benefits from no onward chain and is available for immediate occupation.

Constructed by McCarthy & Stone in 1988 for residents aged 60 +, Homehaven Court offers far more than simply a place to live. Designed with comfort, security and companionship in mind, residents enjoy the reassurance of an on-site warden, 24 hour emergency Appello call system and a welcoming sense of community, making this an ideal choice for those seeking an independent lifestyle with additional peace of mind.

The spacious and well-maintained accommodation begins with a welcoming entrance hallway, providing an excellent range of useful storage cupboards. A particular feature of the apartment is the impressive 17'6" dual-aspect lounge/diner, a wonderfully bright and inviting room enjoying pleasant views across the beautifully maintained communal gardens.

An attractive archway leads through to the fitted kitchen, which has been thoughtfully designed to incorporate a range of integrated appliances.

There are two generous double bedrooms, with the principal bedroom benefiting from built-in wardrobes. The versatility of the accommodation means the second bedroom could equally serve as a separate dining room, study or hobby room, depending on individual requirements. Completing the apartment is a contemporary shower room, newly refitted earlier this year and finished to a high standard.

Homehaven Court itself provides an excellent selection of communal facilities, including laundry room, guest suite and residents-only parking, together with beautifully maintained mature gardens. To the front of the development lies the attractive Swiss Gardens Lake, providing a particularly pleasant setting.

For those wishing to take part, the residents' lounge plays host to a variety of social activities and events organised by the in-house committee, further enhancing the friendly and supportive community atmosphere for which the development is known.

-
- First floor retirement apartment
 - Two double bedrooms
 - Dual aspect 17'6 lounge diner
 - Contemporary shower room (installed 2026)
 - Welcoming entrance hall with ample storage cupboards
 - Fitted kitchen with integral appliances
 - Easy reach of Shoreham town centre (0.5 miles)
 - No on-going chain

18 Homehaven Court, Swiss Gardens, Shoreham by Sea, BN43 5WH

‘Offers in Excess of’ £225,000 - Leasehold

Location

Shoreham-by-Sea is a charming historic coastal town, 7 miles west of Brighton and 6 miles east of Worthing, ideally situated on the River Adur.

The attractive town centre is approximately 0.5 mile from the property, providing easy access to an excellent range of amenities including independent and corporate shops, cafés, restaurants and everyday services, making it a particularly convenient location for retirement living.

For those who prefer a peaceful walk, following the River Adur inland will lead you straight into the stunning South Downs National Park.

A thriving arts scene is centred around the nearby Ropetackle Arts Centre. This award-winning venue, run entirely by local volunteers, is the cultural heart of Shoreham-by-Sea and hosts a variety of events, from live music and comedy to theatre and film screenings.

For those living at this warden-assisted retirement property, the location provides the added benefit of having a number of useful amenities within easy reach. A GP surgery and social centre are both approximately 0.25 mile away, while a bus stop is just 10 meters from the property, providing convenient access to the surrounding area.

The post office and local shop are both approximately 0.5 mile away, along with the town centre, making everyday errands and shopping straightforward without needing to travel far.

Distances from the Property

Bus stop: 10 meters

GP surgery: 0.25 mile

Social centre: 0.25 mile

Shop: 0.5 mile

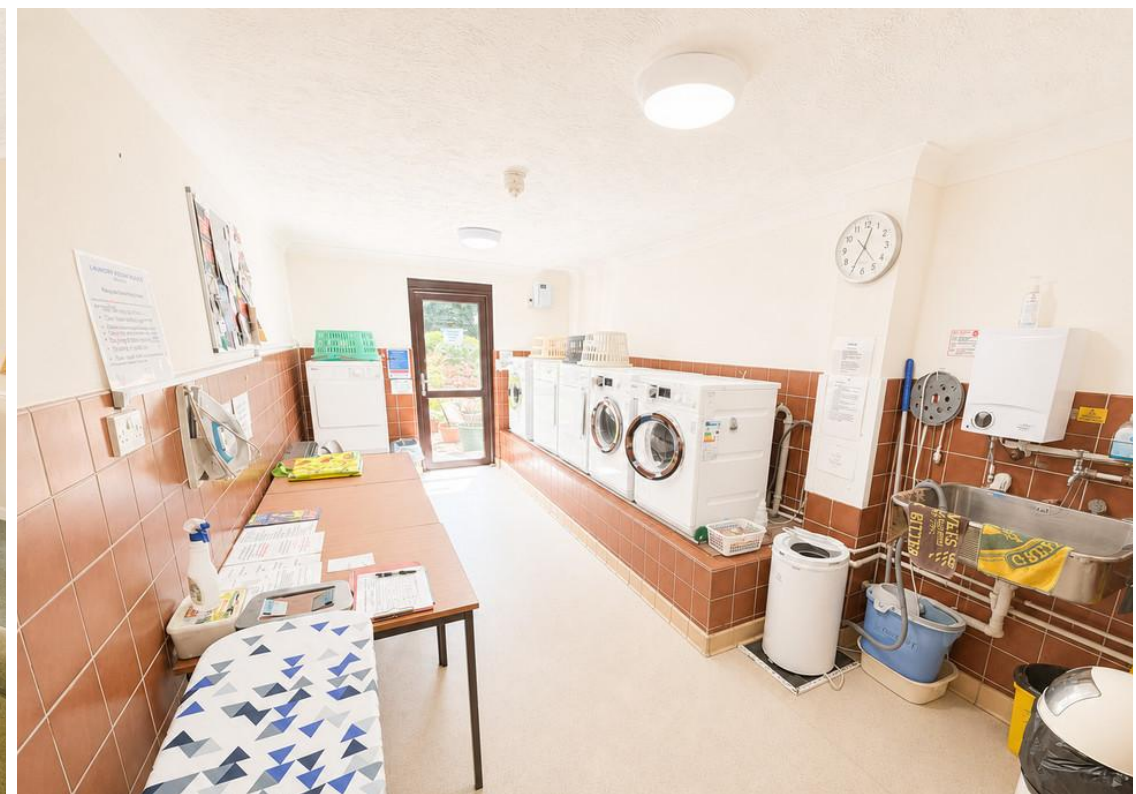
Shop: 0.5 mile

Post office: 0.5 mile

Shoreham-by-Sea town centre: 0.5 mile







First Floor



Total area: approx. 63.6 sq. metres (684.5 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		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax Band: C - £2,253.63 per annum (2026/2027)

Service Charge: £6,071.48 per annum

Ground Rent: £609.04 per annum

Tenure: Leasehold (87 years remaining)

Local Authority: Adur District Council

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

Southwick – 01273 597730
info@hymanhill.co.uk

Shoreham – 01273 454511
shoreham@hymanhill.co.uk

Lettings – 01273 464464
lettings@hymanhill.co.uk

www.hymanhill.co.uk