

Hyman
Estate & Letting



Hill
Agent

Homehaven Court

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

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£250,000



Two double bedroom first floor retirement flat near town centre



A superbly presented two double bedroom first-floor retirement apartment, ideally located near Shoreham town centre, with its excellent selection of shops, cafés, restaurants and transport links.

This bright and spacious apartment enjoys a dual-aspect lounge, creating a light and welcoming living space, together with a recently decortaed fitted kitchen, two generous double bedrooms and a recently fitted shower room. The property has been well maintained throughout and is ready for immediate occupation.

Homehaven Court has a friendly, thriving and supportive community, that you can chose to get involved in as and when you like. There is a range of residents' facilities, including a welcoming communal lounge, laundry room, beautifully maintained communal gardens and residents' parking, providing a safe and sociable environment.

Offered for sale with no onward chain, this is an excellent opportunity to purchase a spacious retirement apartment in a highly sought-after central location. Early viewing is strongly recommended.

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.

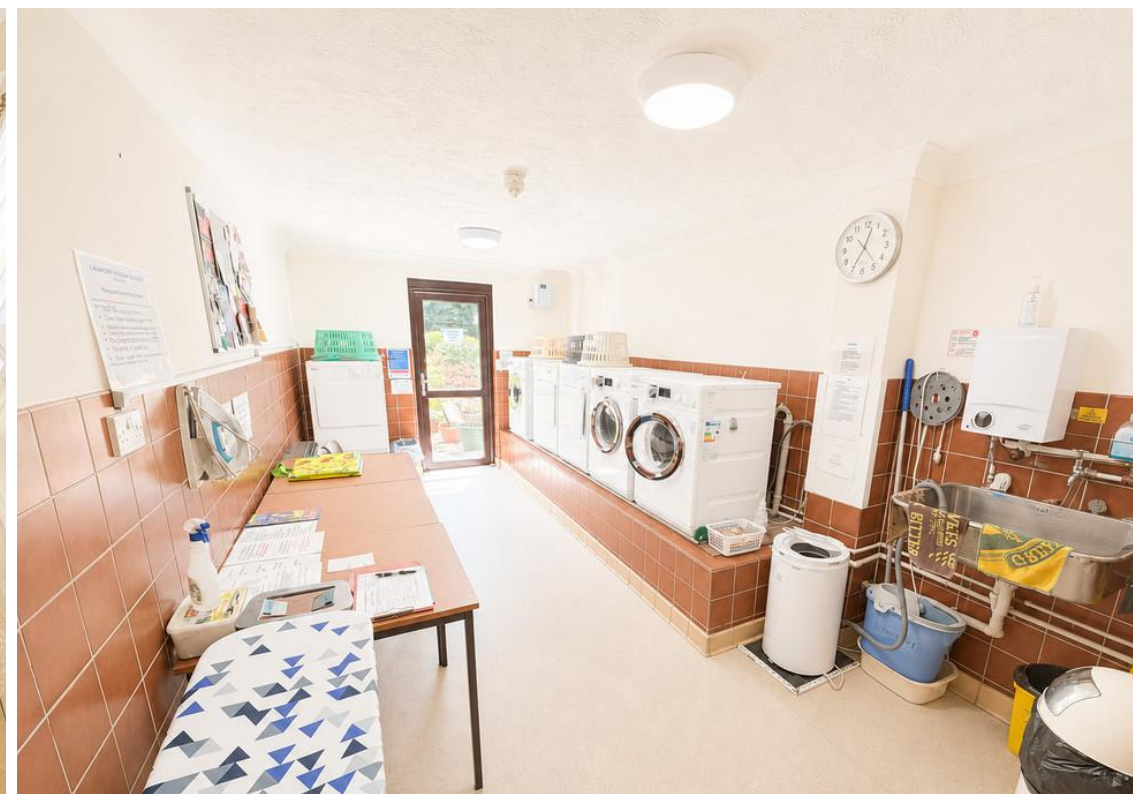
Shoreham benefits from a range of Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

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

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- First floor retirment flat
 - Two double bedrooms
 - Dual aspect lounge diner
 - Re fitted shower room
 - Highly popular development
 - Near town centre
 - Communal lounge and laundry rooms
 - Viewing is a must







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 - £5,537 per annum

Ground Rent - £1,218 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.

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