Homestream House, Mill Bay Lane, Horsham, West Sussex, RH12 1SS

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£105,000

Available to residents ages 60 years and over, and set within one of Horsham's most desirable retirement developments, just a short level walk from the vibrant town centre, this well-presented one-bedroom first-floor apartment offers comfortable, low-maintenance living in the heart of this historic and thriving market town.

Beautifully maintained throughout, the property features a modern kitchen and stylish shower room, allowing new owners to move straight in and immediately begin enjoying everything this welcoming development and convenient location have to offer.

Designed with both security and community in mind, the development provides a range of excellent shared facilities for residents. These include a welcoming residents' lounge with kitchen area - perfect for socialising with neighbours - along with a dedicated laundry room and communal drying space. For visiting family and friends, a guest suite is available and can be reserved via the on-site manager. Residents can choose to take full advantage of the friendly community atmosphere, participating in activities and social opportunities as much or as little as they wish.

Access to the apartment is via either stairs or a lift leading to the first floor. The front door opens into a spacious entrance hall featuring a useful storage cupboard. From here, a door leads into the bright and comfortable living/dining room, decorated in modern neutral tones with attractive carpeting. An archway flows through to the contemporary fitted kitchen, which offers a range of wall, base and drawer units along with a fitted oven, slimline hob, pull-out pantry cupboard and integrated fridge and freezer.

The accommodation also includes a generous double bedroom complete with built-in wardrobes, while the well-appointed shower room features a large double shower enclosure, vanity wash basin and heated towel rail, creating a practical and stylish space.

Outside, residents can enjoy attractive communal gardens providing a pleasant setting to relax, along with communal parking available for convenience. The development's shared lounge, kitchen facilities, laundry room and drying area further enhance the easy and sociable lifestyle on offer here.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwsie.

COMMUNAL ENTRANCE

STAIRS AND LIFT TO:

FIRST FLOOR

FRONT DOOR TO:

ENTRANCE HALL 3'0" x 8'08" (0.91m x 2.64m)

LARGE CUPBOARD 3'02" x 4'04" (0.97m x 1.32m)

LIVING ROOM 10'06" x 17'11" (3.20m x 5.46m)

KITCHEN 7'01" x 5'04" (2.16m x 1.63m)

BEDROOM 8'08" x 12'02" (2.64m x 3.71m)

SHOWER ROOM 5'06" x 6'08" (1.68m x 2.03m)

OUTSIDE

COMMUNAL GARDENS

COMMUNAL PARKING

OUTGOINGS

LEASE TERM: 125 YEARS FROM 01.08.1987

LEASE LENGTH: 86 YEARS

SERVICE CHARGE: £2,805.00 PER ANNUM

GROUND RENT: £439.30 PER ANNUM

NO ONWARD CHAIN

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Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR Tel: 01403 270270

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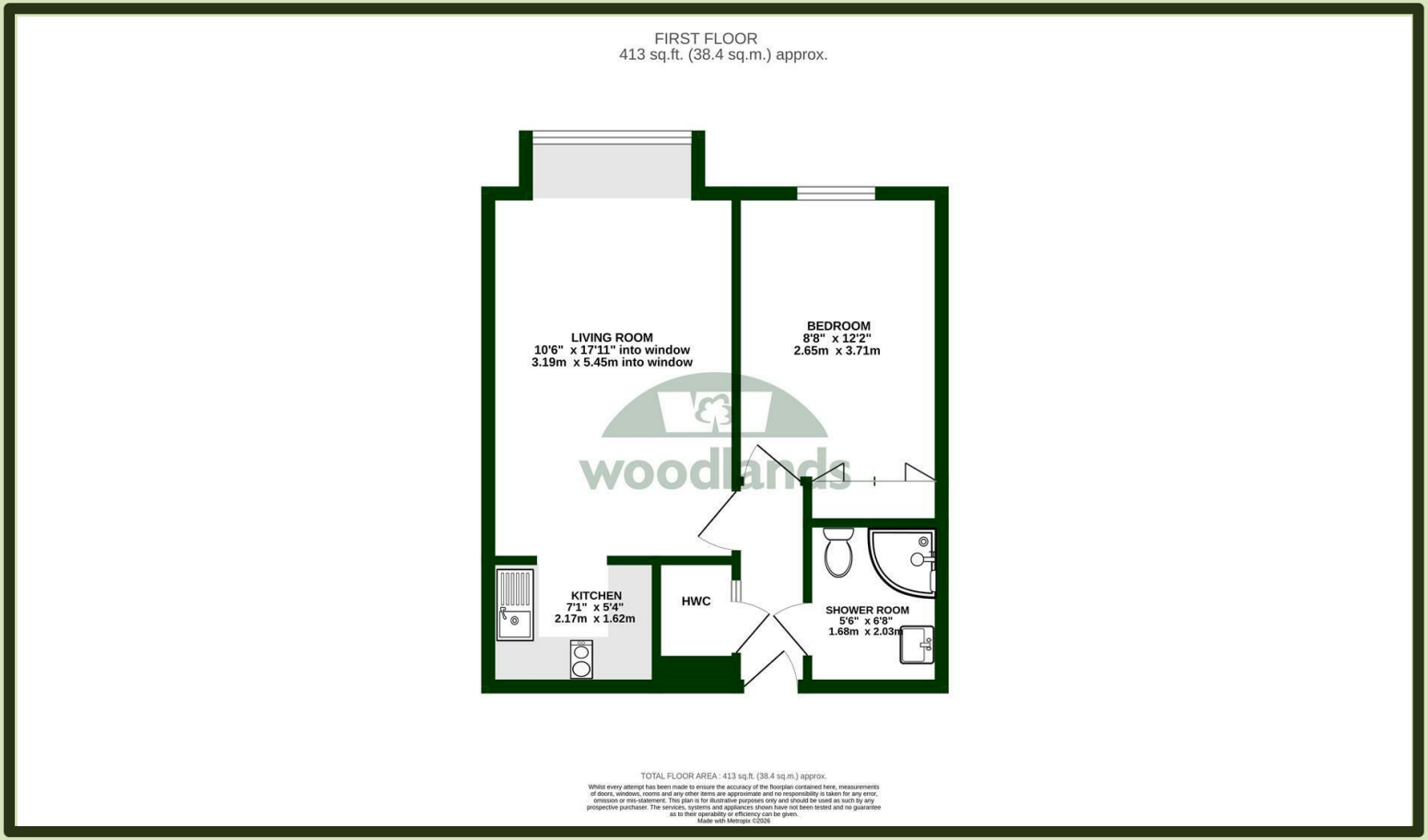

ADDITIONAL INFORMATION: There is a residents lounge with kitchen facilities and a separate laundry room and communal drying area which can be used by all residents. There is also an additional guest suite for visiting guests with prior agreement with the house manager.

PLEASE NOTE: Anyone purchasing the property may be required to have an interview with the house manager, as they need to assess the suitability of any incoming resident as a matter of policy.

LOCATION: Homestream House is centrally located offering great access for the town centre via a short walk through the picturesque Causeway. The historic market town of Horsham provides a comprehensive range of shops, a film theatre, numerous sports and recreational facilities and a mainline train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes). There are also sports centres at Broadbridge Heath and Christ's Hospital and a golf course and leisure centre at Slinfold Park.

DIRECTIONS: From Horsham Town Centre turn left at the traffic lights onto Albion Way and proceed over the roundabout. Go straight across both sets of traffic lights and at the roundabout go straight over. At the next roundabout take the third exit into Mill Bay Lane. Homestream House will be found at the end.

COUNCIL TAX: Band C.

EPC Rating: B.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

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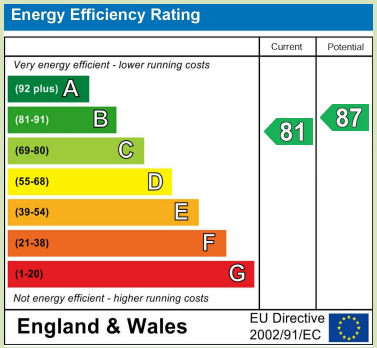

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