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

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£115,000

Positioned within the popular Homestream House retirement development, this well-proportioned second-floor apartment offers a fantastic opportunity to enjoy independent living in a central Horsham location, exclusively for the over-60s. Despite being only moments from the town centre's excellent selection of shops, cafés and transport facilities, Homestream House enjoys a wonderfully peaceful setting, overlooking attractive communal gardens and nearby green space, creating a real sense of privacy and calm.

Homestream House is particularly well regarded for its welcoming environment and strong sense of community. Residents can take advantage of a comfortable communal lounge with kitchen facilities, providing the perfect place to meet neighbours or enjoy organised social activities. The attractive gardens surrounding the building are managed for the residents, though there are opportunities to help with its features, and residents can tend their own chosen plants if they wish. Additional conveniences include a communal laundry room and a guest suite available for visiting family and friends.

The apartment itself is offered for sale with no onward chain and is accessible via both lift and stair access. Inside, the accommodation is thoughtfully arranged, beginning with an entrance hall featuring a useful built-in storage cupboard. The main reception room is bright and inviting, with ample room for both sitting and dining areas, with pleasant outlooks over the Horsham Riverside Walk enhancing the overall feel of the space. Leading from the reception room, the kitchen is fitted with a range of storage units and enjoys a semi-open-plan layout, offering practicality alongside potential for future improvement.

The bedroom is a generous single, potentially a double, complete with fitted wardrobes, ensuring excellent storage space, and the bathroom is functional and neatly presented, with scope for updating to suit a purchaser's individual preferences.

Offering an excellent combination of convenience, comfort and community living, this appealing retirement apartment is ideal for those looking to remain close to Horsham's amenities whilst enjoying a quieter pace of life. With the added benefit of potential to modernise and personalise, it presents an exciting opportunity to create a home tailored to individual taste.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

STAIRS & LIFT TO:

SECOND FLOOR

FRONT DOOR TO:

ENTRANCE HALL 3'01" x 8'09" (0.94m x 2.67m)

LIVING/DINING ROOM 10'05" x 15'05" (3.18m x 4.70m)

KITCHEN 7'01" x 5'05" (2.16m x 1.65m)

BEDROOM 8'09" x 12'01" (2.67m x 3.68m)

BATHROOM 5'05" x 6'09" (1.65m x 2.06m)

OUTSIDE

COMMUNAL GROUNDS

COMMUNAL PARKING

OUTGOINGS

LEASE LENGTH: 87 YEARS

SERVICE CHARGE: £2,883.20 PER ANNUM

GROUND RENT: £439.30 PER ANNUM

NO ONWARD CHAIN

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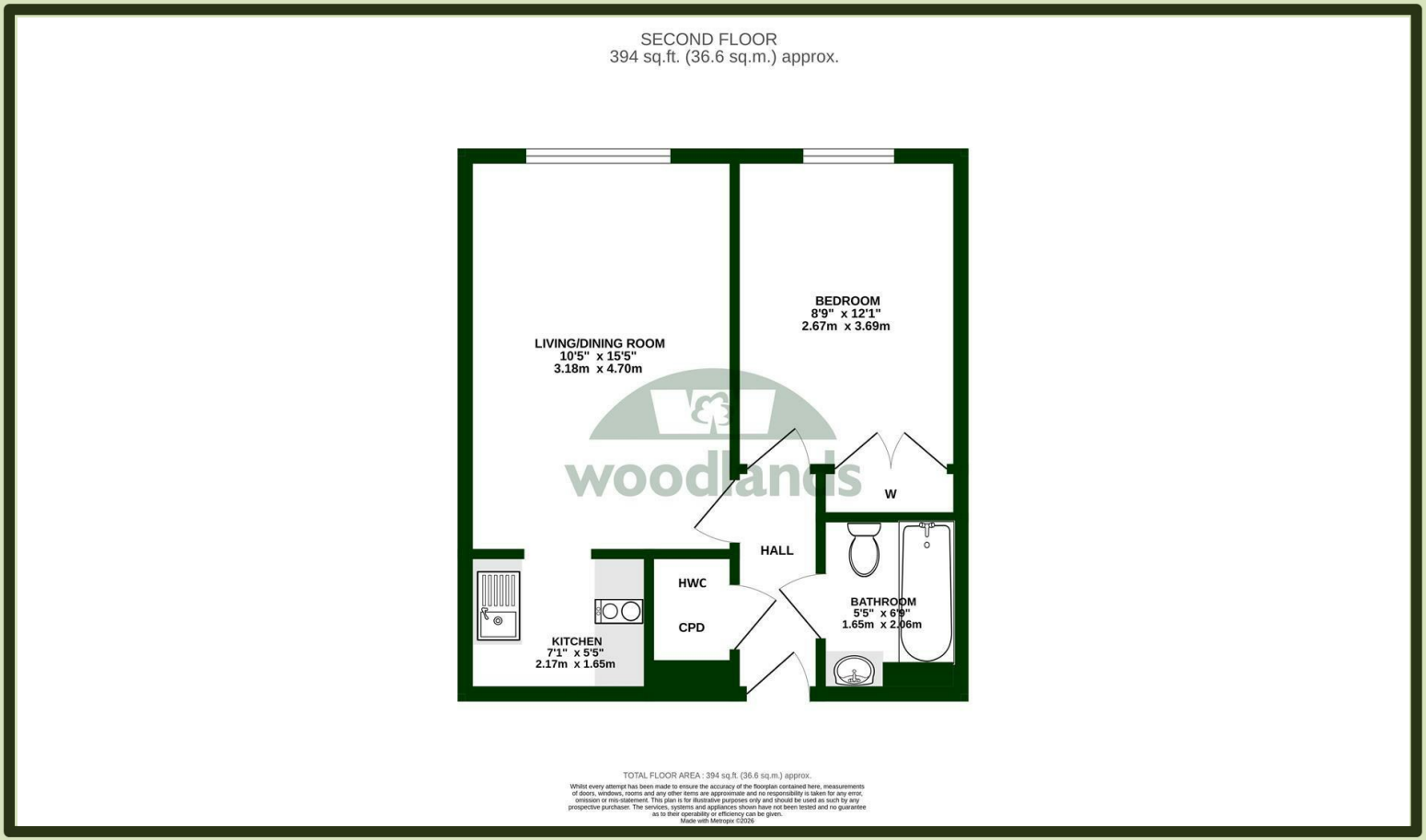

ADDITIONAL INFORMATION: There is a residents lounge with kitchen facilities and a separate laundry room and communal drying area which can be used by all residents. There is also an additional guest suite for visiting guests with prior agreement with the house manager.

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: C.

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.

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

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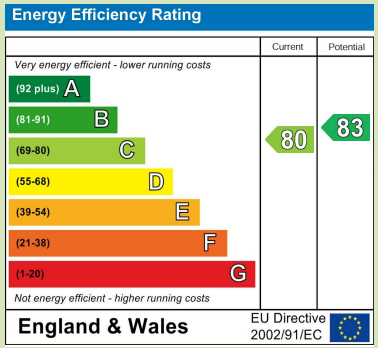
Tel: 01403 270270



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