GREENWAYS PROPERTY

Estate and Letting Agents









1 Homehaven, Swiss Gardens, Shoreham-By-Sea, BN43 5WH

Greenways Property are delighted to offer this chain free one double Bedroom retirement apartment. Features and accommodation to include: living room overlooking the gardens, fitted kitchen, one double bedrooms, shower room/W.C, double glazing and emergency call system. Other facilities include: Communal resident's lounge, laundry room, communal parking, attractive well maintained communal gardens and lakeside terrace. Situated close to Shoreham Town Centre with its range of shopping facilities, bars and restaurants, library, health and community centre along with mainline railway station providing coastal and city services. A local bus service which serves the surrounding area is available from outside the development.

Guide price £135,000

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- One Double Bedroom
- Ground floor flat with access to gardens
- Lakeside Retirement Development
- Communal Lounge and Laundry
- Attractive Communal Gardens
- No Onward Chain

COMMUNAL HALLWAY
Communal front door with secure entry phone, communal hallway with door to the apartment.

INNER HALL
8'5 x 3 (2.57m x 0.91m)
Wall mounted emergency call system, coved ceiling, large airing cupboard housing hot and cold water tanks, electric fuse box and meter, range of built in shelving.

LIVING/DINING ROOM
15'11 x 10'6 (4.85m x 3.20m)
Newly installed electric wall heater, coved ceiling, fireplace with wooden surround and mantle, TV aerial point and telephone point, emergency pull cord, two wall lights, large uPVC double glazed window overlooking communal gardens, uPVC double glazed door leading to gardens. Open archway leading to kitchen.

KITCHEN
7'3 x 5'4 (2.21m x 1.63m)
Range of wall, base and drawer units with roll edged working surfaces over, inset stainless steel single drainer sink unit, inset four ring electric hob with extractor hood over, fitted eye level electric oven, space for further appliances, fully tiled walls and coved ceiling.

DOUBLE BEDROOM
12'1 x 8'8 (3.68m x 2.64m)
Newly installed electric wall heater, coved ceiling built in wardrobe with hanging rail and shelf, emergency pull cord, wall light, uPVC double glazed window overlooking the communal gardens.

SHOWER ROOM
Walk-in shower cubicle with sliding glazed door, electric shower unit, wash basin with storage beneath, low level close coupled W.C, tiled walls, wall mounted electric heater, coved ceiling and heated towel rail.

COMMUNAL FACILITIES
RESIDENTS LOUNGE
Situated on the ground floor overlooking the Communal Lakeside Gardens and Sun Terrace. Door to Lakeside Gardens/Sun Terrace

COMMUNAL LAUNDRY
Located on the ground floor with washing machines, tumble dryers and sink.

REFUSE ROOM
Located on the ground floor.

GUEST SUITE
This suite is available to friends and family of residents on first come first served reservation basis subject to a charge.

OUTSIDE
Well maintained Communal Gardens surrounding the development that include: lawns, paved Lakeside Sun Terrace, tables, chairs and parasols etc. There is communal parking spaces subject to availability.

BUGGY STORE
For electric buggies, spaces are limited and subject to availability

OTHER INFORMATION
TENURE: Leasehold
LEASE: 125 years from 1st June 1988 (87 years)
SERVICE CHARGE: £2,627.64 per annum
GROUND RENT: £498.32 per annum
LOCAL AUTHORITY: Adur
TAX BAND: B

Homehaven Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 44 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.



Directions

From Shoreham-by-Sea railway station, head west along Queen's Place and continue straight onto Ravens Road. Follow the road before turning right onto Southdown Road, then take the next left into Hebe Road. Continue ahead as the road becomes Swiss Gardens, where Homehaven Court will be found on the left-hand side. The property is approximately 0.3 miles from the station, making it an easy and convenient walk.

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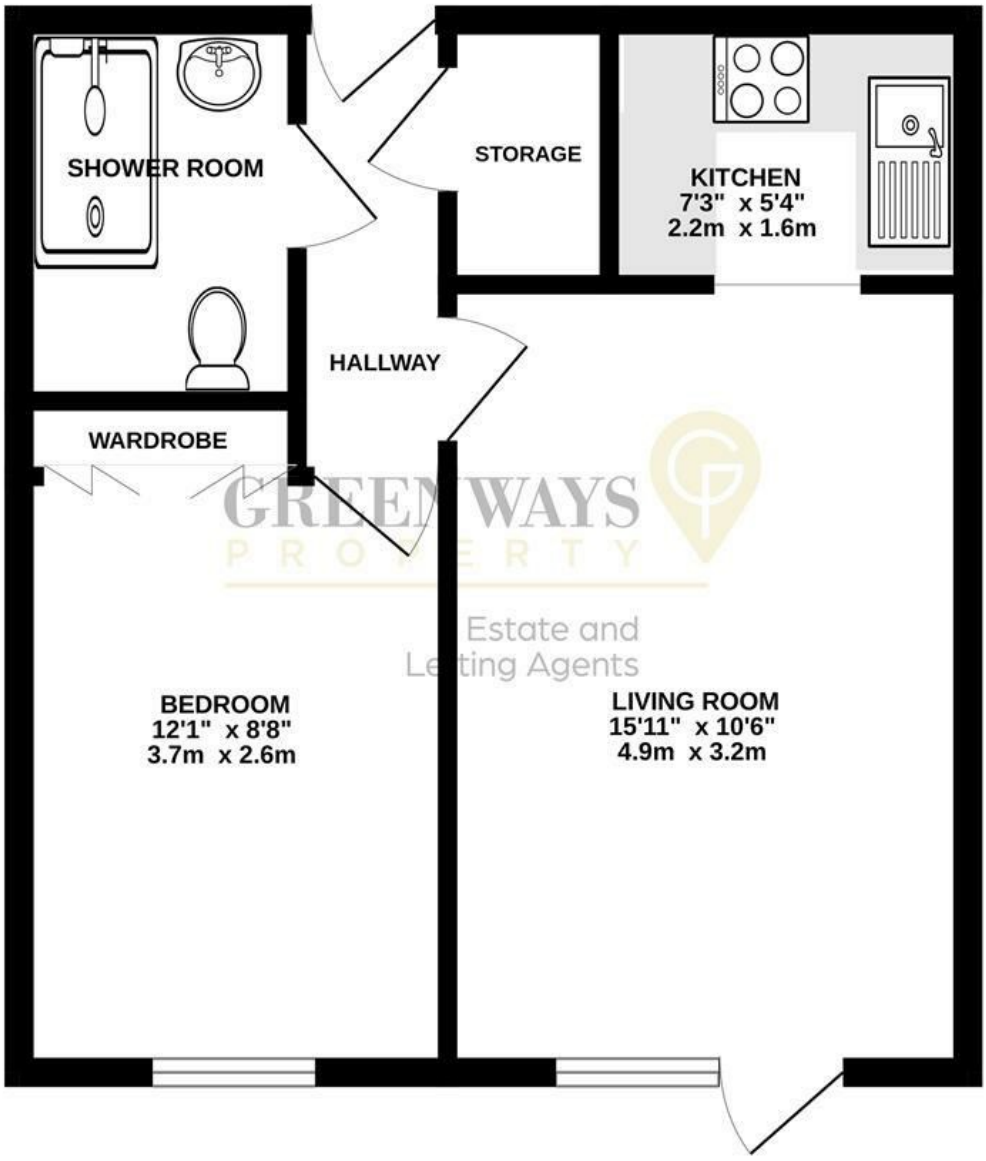






Floor Plan

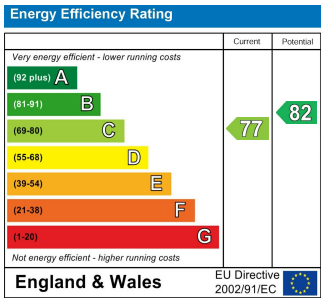
GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 408 sq.ft. (37.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PLEASE NOTE:
Although every care has been taken in the production of these sales particulars prospective purchasers should note:
1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.



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