



44 Homehaven Court | Swiss Gardens | Shoreham-by-Sea | BN43 5WH

£265,000

Harrison Brant are delighted to offer this chain free 2 Bedroom retirement apartment with views over the Swiss Cottage Lake. Features and accommodation to include: Lift to second floor, spacious lounge overlooking the lake, fitted kitchen, 2 bedrooms, wet 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 approximately 4/10ths of a mile from Shoreham Town Centre with its range of shopping facilities, bars & restaurants, library, health and community centres 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.

- Purpose Built Second Floor Retirement Flat
- Lakeside Development
- 2 Double Bedrooms
- Fitted Kitchen
- Wet Room/WC
- Emergency Call System
- Communal Lounge, Laundry Room & Gardens
- Buggy Store
- No Onward Chain
- Viewing Recommended



Property Description

COMMUNAL FRONT DOOR

With secure entry phone leading to:-

COMMUNAL HALLWAY

With stairs or passenger lift rising to second floor.

PERSONAL FRONT DOOR

With spy hole leading to:-

ENTRANCE HALL

Recessed coat/storage cupboard, walk-in storage cupboard with electric meter, fuse box with circuit breakers and electric light. Airing cupboard housing factory insulated hot water cylinder tank, slatted shelves, cold water storage tank. Coved ceiling, smoke alarm. Door to:

LOUNGE/DINING ROOM

14' 0" (approx) x 11' 3" (approx) (4.27m x 3.43m)

Slimline off-peak electric storage heater. TV aerial point, wall mounted "Dimplex" log flame effect electric fire. Two wall light points. Coved ceiling. Emergency pull cord, uPVC double glazed tilt and turn window overlooking Communal Gardens and lake. Arch way to:

FITTED KITCHEN

7' 4" (approx) x 6' 9" (approx) (2.24m x 2.06m) Fitted with a range of units and working surfaces comprising: working surface with inset single drainer stainless steel sink, slot-under refrigerator, adjacent cupboard and storage space. Further working surface with inset four ring electric ceramic hob, cupboards and drawer under. Tiled surround with range of matching wall mounted cupboards above, integrated cooking hood. Further working surface with drawers and cupboards under, tiled surround, wall mounted cupboards above. Space for slot-in deep freeze, built-in 'Credapan' combination

microwave oven and grill (not tested), cupboard above. Vinyl flooring, coved ceiling, extractor fan.

BEDROOM 1

13' 10" (approx) x 9' 0" (approx) (4.22m x 2.74m)

Measurement includes floor to ceiling fitted wardrobe with mirror fronted bi-fold doors. Slimline off-peak electric storage heater. Two wall light points, Emergency pull cord, uPVC double glazed tilt and turn window, overlooking Communal Gardens and the Swiss Cottage lake. Coved ceiling.

BEDROOM 2

13' 10" (approx) x 7' 11" (approx) (4.22m x 2.41m)

Measurement includes floor to ceiling fitted wardrobe with bi-fold mirrored door. Off-peak electric storage heater, emergency pull cord, coved ceiling. uPVC double glazed tilt and turn window, overlooking Communal Gardens and the Swiss Cottage lake.

WET ROOM/WC

Shower area: with "Mira" independent shower unit, fitted seat and hand rails, shower curtain rail. Low level WC, vanity unit with inset wash basin. Electric heated towel rail (not tested), wall mounted electric fan heater (not tested), emergency call button, extractor fan. Fitted mirror. Coved ceiling.

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.

TENURE

Leasehold- 125 years from 1st June 1988

MAINTENANCE

For period 1st Sept 2020 - 28th February 2021 - £2167.92

GROUND RENT

For period 1st Sept 2020- 28th February 2021 - £304.52



Tenure

Leasehold

Council Tax Band

C

Viewing Arrangements

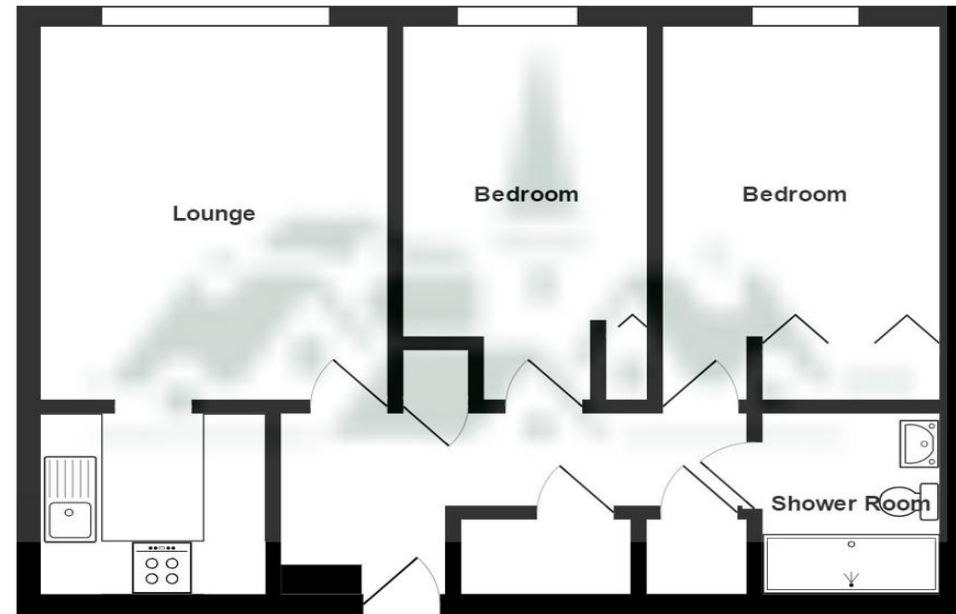
Strictly by appointment

Contact Details

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Total Area: 57.9 m² ... 623 ft²

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All measurements are approximate and for display purposes only

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

N.B. Although this property may have the facility of heating and other appliances these were not tested at the time of our inspection.

Items shown in the photographs are not necessarily included in the sale.

VIEWING STRICTLY BY APPOINTMENT THROUGH HARRISON BRANT

VALUATIONS: If you have a property to sell in our area, please ask for a free market valuation.

Whilst we endeavour to make our sales particulars accurate and reliable, should there be any detail which is particularly important to you, please contact our office and we will verify the information given.

