



Homehaven Court, Swiss Gardens | Shoreham by Sea | BN43 5WH

£120,000



We are delighted to offer for sale this first floor apartment situated in a popular retirement block located in this central Shoreham location.



Property details: Homehaven Court, Swiss Gardens | Shoreham by Sea | BN43 5WH

Key Features

- Newly Fitted Carpets Throughout
- Double Bedroom
- Recently Fitted Shower Room
- Communal Gardens
- Communal Lounge And Laundry Facilities
- Lift Serviced Block
- Close To Local Amenities
- Popular Retirement Development
- First Floor Apartment



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

COMMUNAL ENTRANCE: Stairs or passenger lift to:-

FIRST FLOOR Private front door through to:-

ENTRANCE HALL Comprising carpeted flooring, single light fitting, emergency pull cord, ceiling mounted smoke detector, storage cupboard housing hot water cylinder, fuse box and slatted shelving.

SPACIOUS LOUNGE/DINER South/West aspect. Comprising pvcu double glazed bay window benefitting from pleasant views over communal gardens, carpeted flooring, wall mounted electric heater, two wall mounted light fittings, coving, emergency pull cord, opening into:-

KITCHEN Comprising roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset four ring Beko electric hob having extractor fan over, space and provision for fridge, space and provision for freezer, inset single drainer stainless steel sink unit, eye level integrated Beko electric oven, single light fitting, coving, tiled splashbacks.

DOUBLE BEDROOM South/West aspect. Comprising pvcu double glazed window benefitting from pleasant views over communal gardens, carpeted flooring, wall mounted electric heater, various power points, two wall mounted lights, emergency pull cord, built in storage cupboard with hanging rail and shelving.

CONTEMPOARY SHOWER ROOM Comprising fully tiled walls, fitted electric Gainsborough shower with glass shower screen, tiled splashback, hand rails and wall mounted seat, low flush wc, heated towel rail, pedestal hand wash basin with mixer tap, extractor fan.

EXTERNAL

COMMUNAL LOUNGE, LAUNDRY ROOM AND GARDENS

TENURE

Leasehold

LEASE: 125 years From 01/06/1988 - Approximately 88 years remaining

MAINTENANCE: Approximately £4206.60 per annum

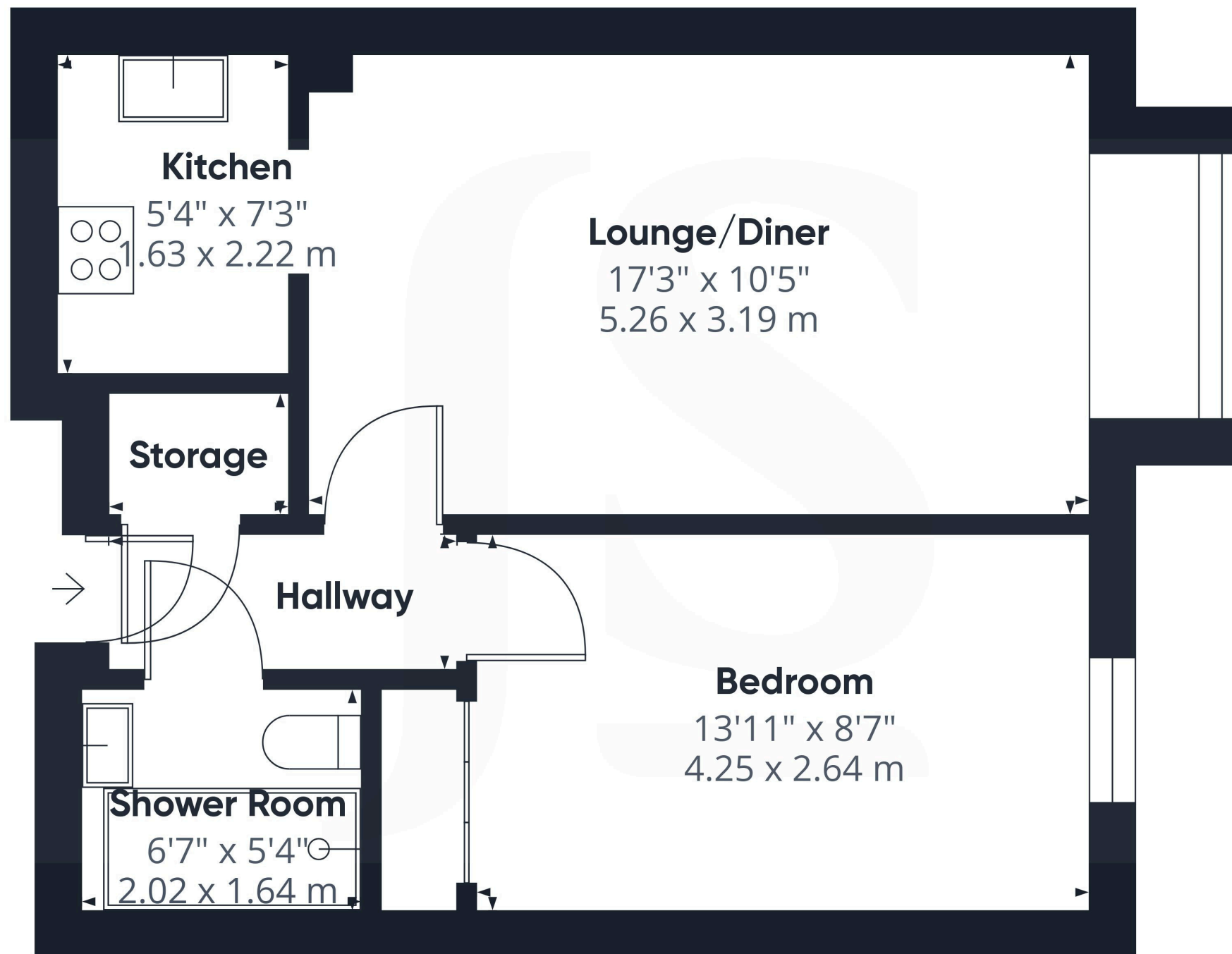
GROUND RENT: Approximately £553.68 per annum

LOCATION

Conveniently situated in central Shoreham within easy walking distance of the town centre and its amenities, including library, health centre, comprehensive shopping facilities, and mainline railway station.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 452 sqft

Tenure: Leasehold

Council tax band: B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.