



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

Offers Over £120,000



We are delighted to offer for sale this first floor apartment situated in this popular retirement development in central Shoreham.



Key Features

- One Bedroom First Floor Apartment
- Communal Lounge and Gardens
- Residents Laundry Room
- Onsite Parking
- Lift Serviced Block
- Double Bedroom With Fitted Wardrobe
- Popular Retirement Development
- Close To Local Amenities
- Well Presented Throughout



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 single light fitting, coving, wall mounted entryphone system, emergency pull cord system, spacious cupboard housing fuseboard, meters, water tank and slatted shelving.

LOUNGE South aspect. Comprising pvcu double glazed window benefitting from views over communal gardens, coving, carpeted flooring, wall mounted electric radiator, emergency pull cord, opening through to:-

CONTEMPORARY KITCHEN Comprising roll edge marble effect work top with cupboards below and matching eye level cupboards, fully tiled splashback, composite sink unit with drainer and mixer tap, integrated appliances include Electrolux electric hob, Zanussi electric oven below, extractor fan over, Zanussi fridge/freezer. Wall mounted spotlights.

BEDROOM South aspect. Comprising pvcu double glazed window benefitting from views over communal garden, carpeted flooring, coving, wall mounted electric Rointe electric radiator, emergency pull cord, built in wardrobe with mirrored bi-folding doors.

SHOWER ROOM Comprising curved glass shower cubicle with integrated shower, pedestal hand wash basing with mixer tap, low flush wc, fully tiled, coving, wall mounted heated towel rail, emergency pull cord system, Dimplex heater, wall mounted light, extractor fan.

COMMUNAL FACILITIES

Include Lounge, Laundry Room and Gardens

Residents Parking

TENURE

Leasehold

LEASE: Approximately 87 years remaining

MAINTENANCE: Approximately £4,206.60 per annum

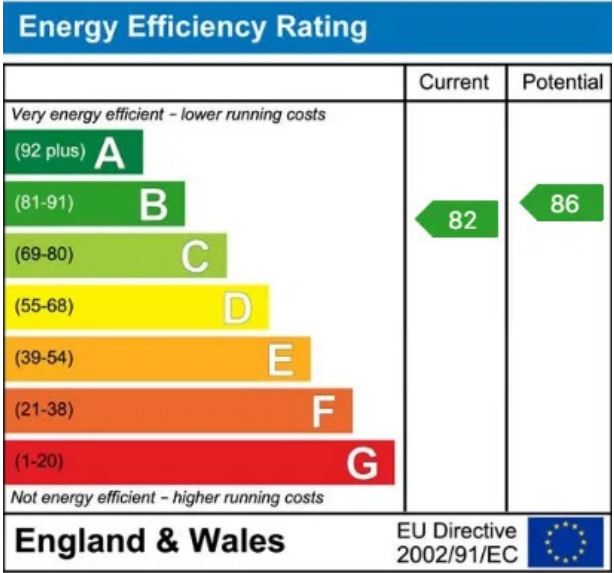
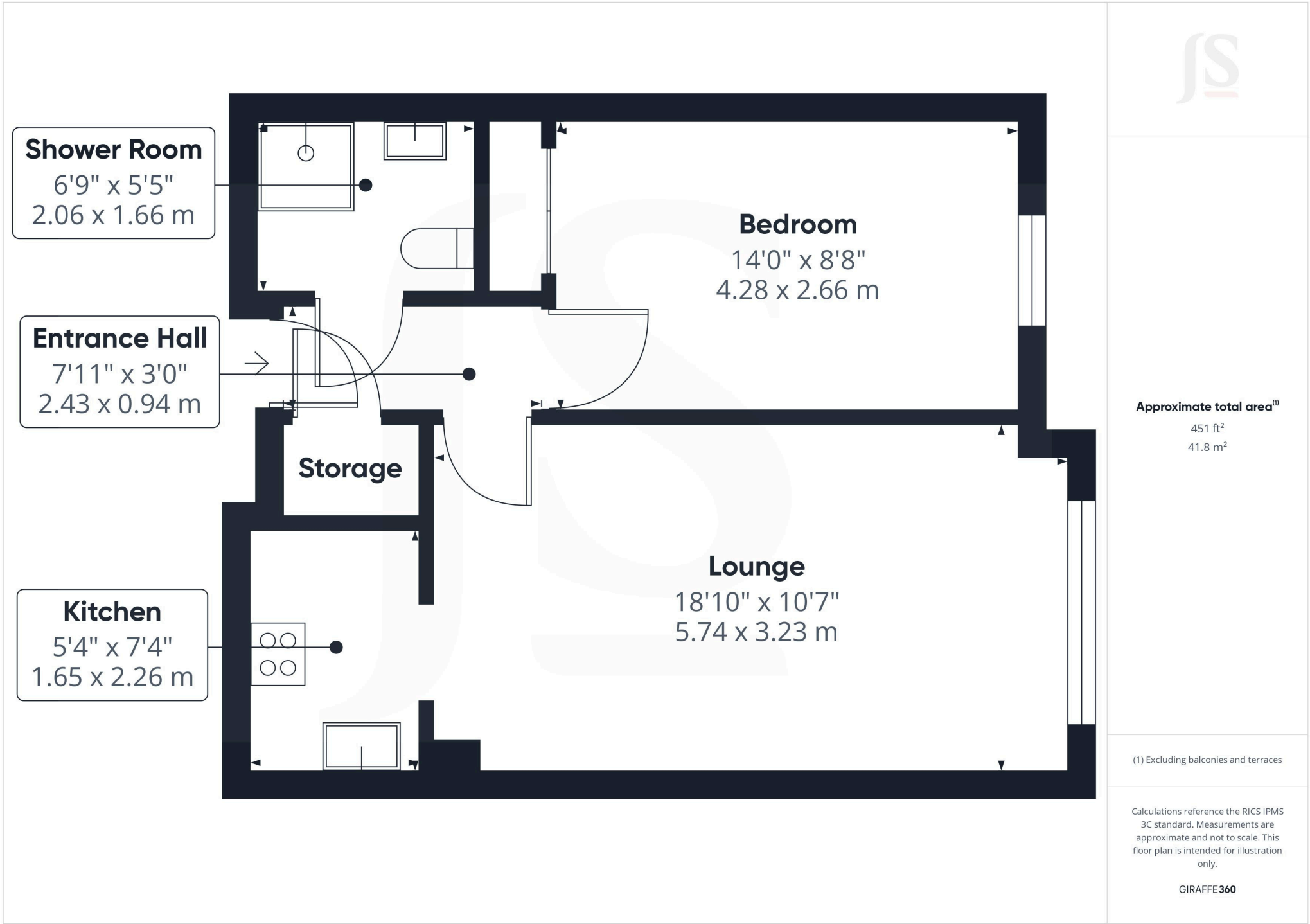
GROUND RENT: Approximately £553.68 per annum

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



Property Details:

Floor area (as quoted by floorplan): 451 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.