



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



woodlands



Tucked away in one of Horsham's most sought-after retirement developments, just a short stroll from the town centre, this well-presented one-bedroom ground floor apartment offers the perfect blend of independence, security, and community. The property is ideal for those aged 60 and over looking to enjoy a more relaxed lifestyle with the convenience of town amenities close at hand.

Built by McCarthy & Stone, the development is designed with comfort and peace of mind in mind. Residents benefit from excellent communal facilities including a spacious lounge and kitchen area for social gatherings, a fully equipped laundry room, and the reassurance of an on-site house manager.

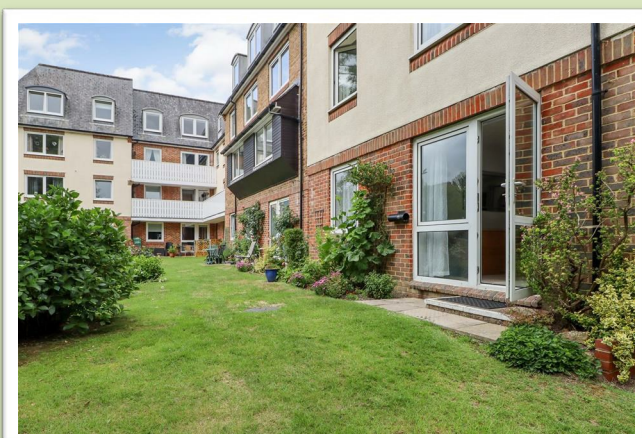
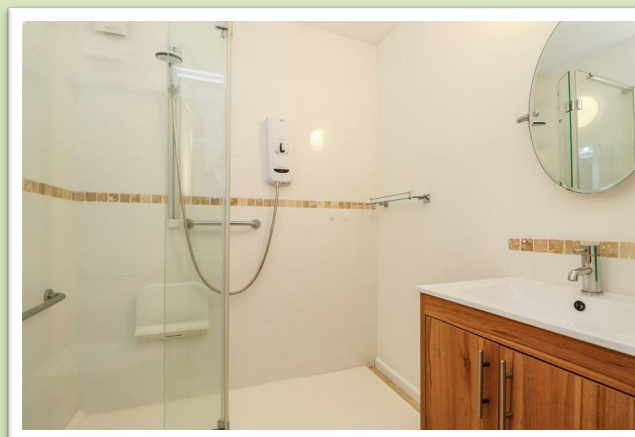
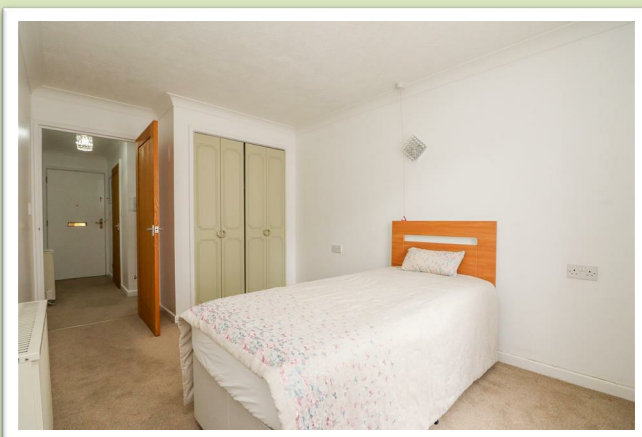
The apartment itself is light and inviting, with a private front door and hallway leading into the generous living/dining room. The room is tastefully decorated in soft, neutral tones and enjoys direct access to the beautifully maintained communal gardens—perfect for enjoying morning coffee or simply soaking up the tranquil surroundings alongside the River Arun. It also benefits from a very spacious and practical storage cupboard.

An archway from the living area leads into a small fitted kitchen with cupboard space, an integrated oven and hob, and everything you need for day-to-day living. The double bedroom features built-in wardrobes and a large window that brings in plenty of natural light. Completing the accommodation is a modern, well-appointed shower room designed with comfort in mind.

Outside, residents can enjoy the attractive shared gardens and benefit from convenient communal parking.

This lovely home offers the best of both worlds—peaceful, secure living within a friendly community, just moments from the heart of Horsham. Internal viewing is strongly recommended to fully appreciate what's on offer.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

FRONT DOOR TO:

ENTRANCE HALL

LIVING/DINING ROOM 10'06" x 18'0" (3.20m x 5.49m)

KITCHEN 7'02" x 5'07" (2.18m x 1.70m)

LARGE STORAGE CUPBOARD 3'0" x 5'07" (0.91m x 1.70m)

BEDROOM 8'09" x 13'08" (2.67m x 4.17m)

SHOWER ROOM 5'03" x 6'06" (1.60m x 1.98m)

OUTSIDE

COMMUNAL GARDENS

COMMUNAL PARKING

OUTGOINGS

LEASE LENGTH: 87 YEARS

SERVICE CHARGE: Sep 25 - Feb 26: £1,441.60

TOTAL ANNUAL SERVICE CHARGE: APPROX 2,883.20

GROUND RENT: £439.30 PER ANNUM

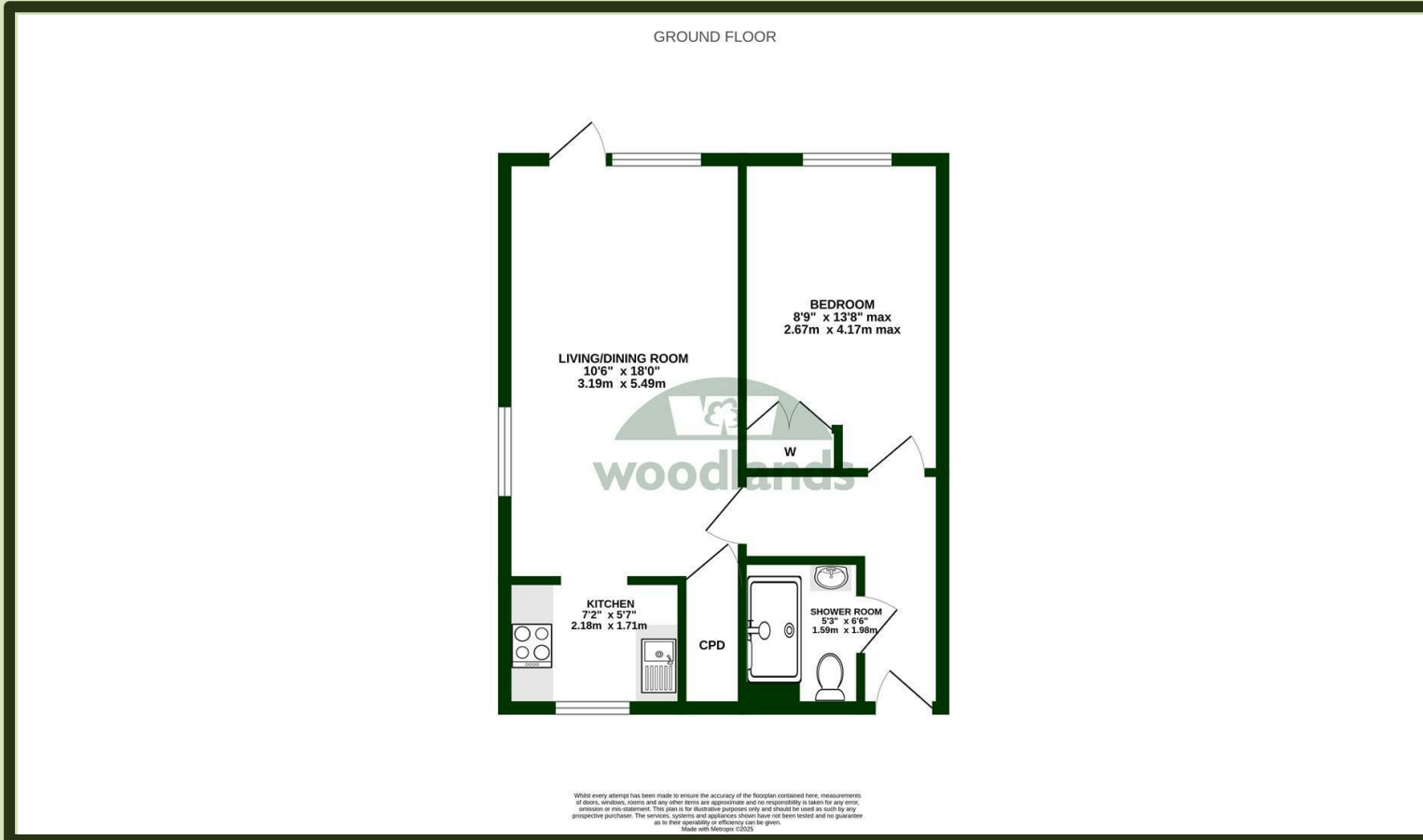
NO ONWARD CHAIN



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Tel: 01403 270270



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.

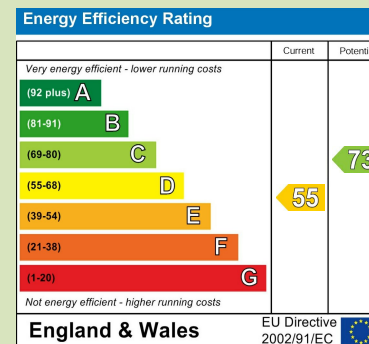
COUNCIL TAX: Band C.

EPC Rating: D.

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.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

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



MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.