

Tel: 01403 270270

# Woodlands



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

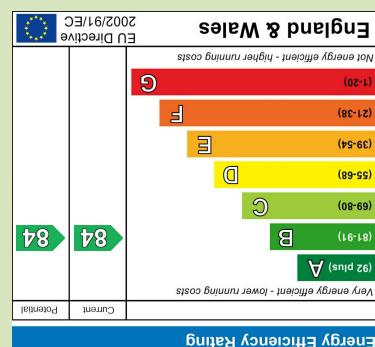
Energy Performance Certificate (EPC) disclosure: EPCs are tailored out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on EPC.

EPIC Rating: B.

TRAFFIC: From Horsham Town Centre turn left at the traffic lights onto Abiion Way and proceed onto the roundabout. Go straight across both sets of traffic lights and at the roundabout take the third exit into Mill Bay Lane. Homestream House will be found at the end.

**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 fact.

**ADDITIONAL INFORMATION:** There is a residents' laundry room and a common laundry 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.



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



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Nestled within the sought-after Homestream House development, this well-presented second-floor apartment offers a peaceful and welcoming home exclusively for residents aged 60 and over.

Perfectly positioned in the heart of Horsham town centre, the location is second to none - everything from shops and cafés to local transport links is just moments away. Yet, set back from the road and overlooking beautifully maintained communal gardens and neighbouring parkland, this apartment enjoys a lovely sense of calm and privacy.

Homestream House is renowned for its warm and inclusive community atmosphere. Residents have access to a spacious communal lounge complete with kitchen facilities - an ideal setting for social gatherings or simply relaxing with friends - as well as a well-equipped laundry room and a convenient guest suite for visiting family and friends. It's a place where you can enjoy both independence and connection, in equal measure.

The apartment itself is offered with no onward chain and can be reached via either lift or stairs. Stepping through the front door, you're greeted by a welcoming hallway with a generous storage cupboard - perfect for coats, shoes, and everyday essentials. Neutral carpeting runs throughout the main living areas, giving the home a fresh and comfortable feel. The bright living-dining room offers plenty of space for both seating and dining furniture, with pleasant views adding to its appeal. The adjoining kitchen, partially open to the living area, is well designed with a range of wall and base units and offers scope for personal touches.

A spacious double bedroom with fitted wardrobes provides excellent storage, while the bathroom - neatly presented and functional - also offers potential for modernisation to suit individual taste.

This delightful apartment combines the convenience of town-centre living with a tranquil setting and a friendly, supportive community, making it an ideal choice for those seeking a comfortable and sociable retirement home in the heart of Horsham.

**Accommodation with approximate room sizes:**

**Max measurements shown unless stated otherwise.**

**COMMUNAL ENTRANCE**

**STAIRS & LIFT TO:**

**SECOND FLOOR**

**FRONT DOOR TO:**

**ENTRANCE HALL 3'01" x 8'10" (0.94m x 2.69m)**

**LIVING/DINING ROOM 10'08" x 15'05" (3.25m x 4.70m)**

**KITCHEN 7'03" x 5'04" (2.21m x 1.63m)**

**BEDROOM 8'08" x 12'01" (2.64m x 3.68m)**

**BATHROOM 5'04" x 6'09" (1.63m x 2.06m)**

**OUTSIDE**

**COMMUNAL GARDENS**

**COMMUNAL PARKING**

**OUTGOINGS**

**LEASE TERM: 125 YEARS FROM 1987**

**LEASE LENGTH: 86 YEARS**

**SERVICE CHARGE: £2,883.20 PER ANNUM**

**GROUND RENT: £439.30 PER ANNUM**

**NO ONWARD CHAIN**



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