



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





Set within one of Horsham's most sought-after retirement developments, this beautifully presented one-bedroom second-floor apartment offers the perfect opportunity for those aged 60 and over to enjoy a relaxed and convenient lifestyle right in the heart of the town. Ideally positioned just a short walk from Horsham's bustling town centre, residents can take full advantage of an excellent selection of shops, cafés, restaurants and local amenities, all easily accessible and adding to the appeal of this prime location.

The development has been thoughtfully designed to provide a safe, secure and sociable environment. Residents benefit from a range of excellent communal facilities, including a welcoming residents' lounge and kitchen area, a convenient guest suite for visiting family and friends, a well-equipped laundry room, and the reassurance of an on-site house manager.

The apartment itself enjoys a peaceful outlook, with nearby scenic walks leading through the memorial gardens and along the banks of the River Arun - perfect for gentle strolls and enjoying the outdoors.

Accessed via a secure communal entrance with lift service to all floors, the property opens into a spacious entrance hall, complete with a useful storage cupboard. The bright and airy lounge/dining room is tastefully decorated in neutral tones, creating a comfortable and inviting living space.

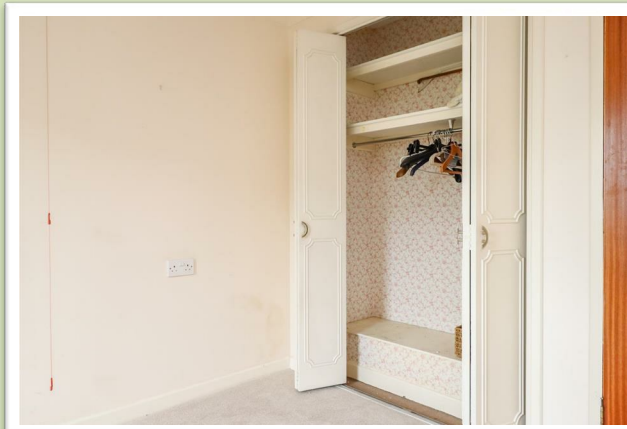
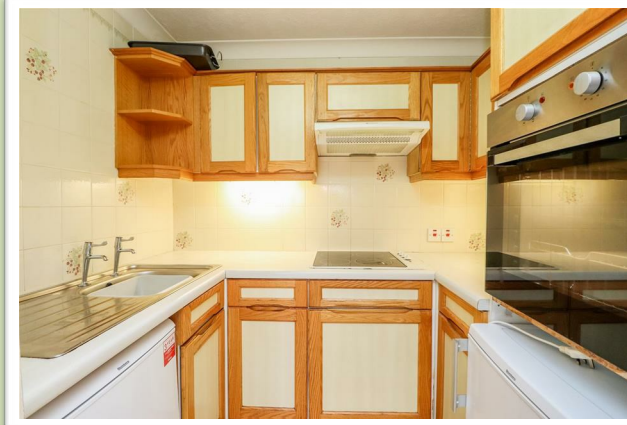
Adjoining this is a well-appointed fitted kitchen, offering a range of wall and base units along with an integrated oven and hob.

The generous double bedroom features built-in wardrobes, providing ample storage, while the accommodation is completed by a modern shower room with a vanity sink unit and stylish tiled walls.

Externally, residents can enjoy attractively landscaped communal gardens, along with the convenience of communal parking.

This delightful apartment combines comfort, convenience and community living in a highly desirable Horsham location, and an internal viewing is highly recommended to fully appreciate everything it has to offer.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

STAIRS AND LIFT TO:

SECOND FLOOR

FRONT DOOR TO:

ENTRANCE HALL 3'0" x 8'09" (0.91m x 2.67m)

STORAGE CUPBOARD 301" x 4'04" (91.74m x 1.32m)

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

KITCHEN 7'02" x 5'03" (2.18m x 1.60m)

DOUBLE BEDROOM 8'08" x 12'03" (2.64m x 3.73m)

SHOWER ROOM 5'05" x 6'09" (1.65m x 2.06m)

OUTSIDE

COMMUNAL GARDENS

COMMUNAL PARKING

OUTGOINGS

LEASE TERM: 125 YEARS FROM 01.08.1987

LEASE LENGTH: 86 YEARS

SERVICE CHARGE: £2,883 per annum

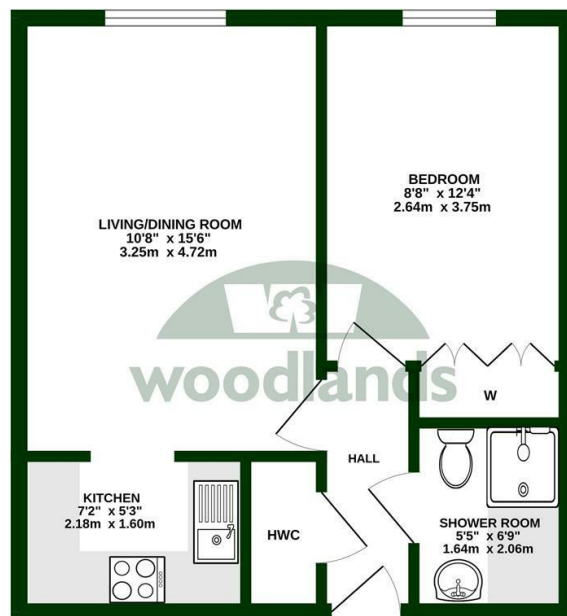
GROUND RENT: £439 per annum

NO ONWARD CHAIN



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SECOND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 404 sq ft. (37.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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: Homesteam 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.

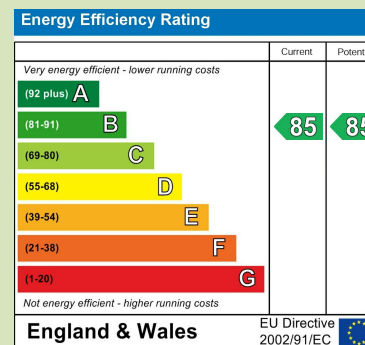
COUNCIL TAX: Band C.

EPC Rating: B.

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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.



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