



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



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A top floor one-double bedroom apartment available with no onward chain in a development specifically designed for residents aged 60 and over.

Homestream house is located in the heart of the historic market town of Horsham, with an abundance of amenities on your doorstep, but being set back from the road, and overlooking beautiful gardens and parkland beyond, this apartment offers a secluded and calm spot to enjoy a gentler pace of life.

As a resident, you have the benefit of a large communal lounge with kitchen facilities, a laundry room, and guest accommodation. You have the opportunity to be part of an inclusive and friendly residents' community, but you also have the freedom to simply enjoy your own apartment and the generous accommodation it provides.

Accessed by a communal hallway, the front door of the apartment opens into an entrance hall with generous storage cupboard offering plenty of space for coats and shoes. The living/dining room is a generous proportion with plenty of room for a sofa and dining room table and chairs with elevated views over the attractive communal gardens and the public memorial garden beyond. From the living/dining room, an archway leads into the fitted kitchen with integrated oven and hob.

The property boasts a good-sized double bedroom with fitted wardrobe, and a bathroom fitted with separate shower and plunge tub completes the internal accommodation.





**Accommodation with approximate room sizes:**

**Max measurements shown unless stated otherwise.**

**COMMUNAL ENTRANCE**

**STAIRS & LIFT TO:**

**TOP FLOOR: Front door to:**

**ENTRANCE HALL**

**STORAGE CUPBOARD 3'0" x 4'03" (0.91m x 1.30m)**

**LIVING/DINING ROOM 10'07" x 15'04" (3.23m x 4.67m)**

**KITCHEN 7'02" x 5'04" (2.18m x 1.63m)**

**BEDROOM 8'08" x 12'0" (2.64m x 3.66m)**

**BATHROOM 5'05" x 6'09" (1.65m x 2.06m)**

**OUTSIDE**

**COMMUNAL GARDENS**

**COMMUNAL PARKING**

**OUTGOINGS**

**LEASE LENGTH: 91 YEARS REMAINING**

**SERVICE CHARGE: £1,160.06 EVERY 6 MONTHS**

**GROUND RENT: £219.65 EVERY 6 MONTHS**

**NO ONWARD CHAIN**



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**Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR**

**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.

**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.

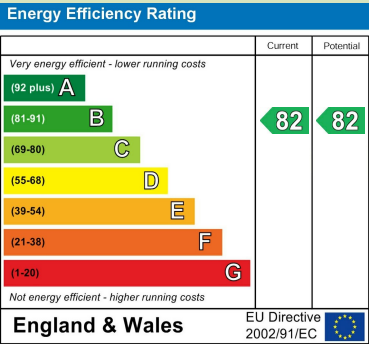
**DIRECTIONS:** From Horsham Town Centre turn left at the traffic lights onto Albion Way and proceed over the roundabout. Go straight across both sets of traffic lights and at the roundabout go straight over. At the next roundabout take the third exit into Mill Bay Lane. Homestream House will be found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

**COUNCIL TAX:** Band C.

**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.**



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**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.