



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





A well presented top floor retirement apartment suitable for residents aged 60 years and over and sold with no onward chain. Homestream House is one of the most sought-after developments in Horsham, owing to it's close proximity to the town centre, beautiful riverside setting, and modern accommodation and amenities providing comfortable surroundings for the residents to enjoy.

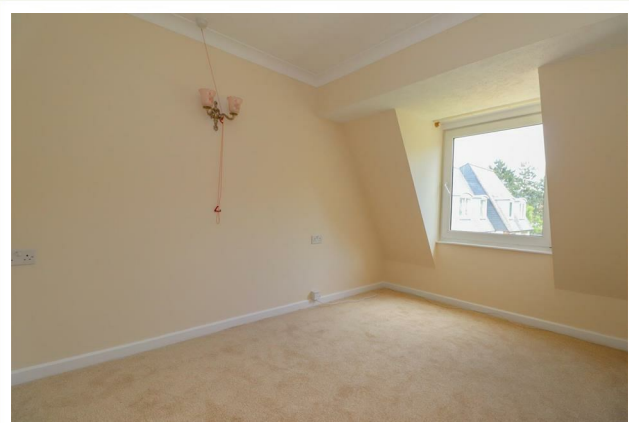
This apartment enjoys elevated views over the memorial gardens and has recently been re-carpeted whilst the kitchen offers the opportunity for the new owner to put their own stamp on the décor.

Residents can enjoy a communal lounge and kitchen facilities, patio area with seating, along with Laundry room, and guest accommodation suite.

The apartment itself comprises an entrance hall with large storage cupboard, and door leading into the open-plan living room with dual aspect views, and a small kitchen space to the rear fitted with base and wall units, an integrated oven and hob and space for an under counter freestanding fridge. There is a good sized double bedroom with fitted wardrobes, and a modern shower room with access friendly shower completes the internal accommodation.

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.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

STAIRS & LIFT TO:

TOP FLOOR: Front door to:

ENTRANCE HALL

LOUNGE 15'6 x 10'8 (4.72m x 3.25m)

KITCHEN 7'3 x 5'4 (2.21m x 1.63m)

BEDROOM 12'2 x 8'8 (3.71m x 2.64m)

BATHROOM 6'8 x 5'5 (2.03m x 1.65m)

OUTSIDE

COMMUNAL GARDENS

COMMUNAL PARKING

OUTGOINGS

LEASE LENGTH: 89 YEARS

SERVICE CHARGE: £2,573.24 PER ANNUM

SERVICE CHARGE REVIEWED ANNUALLY

GROUND RENT: £439.30 PER ANNUM

GROUND RENT NEXT REVIEW DUE IN 2031

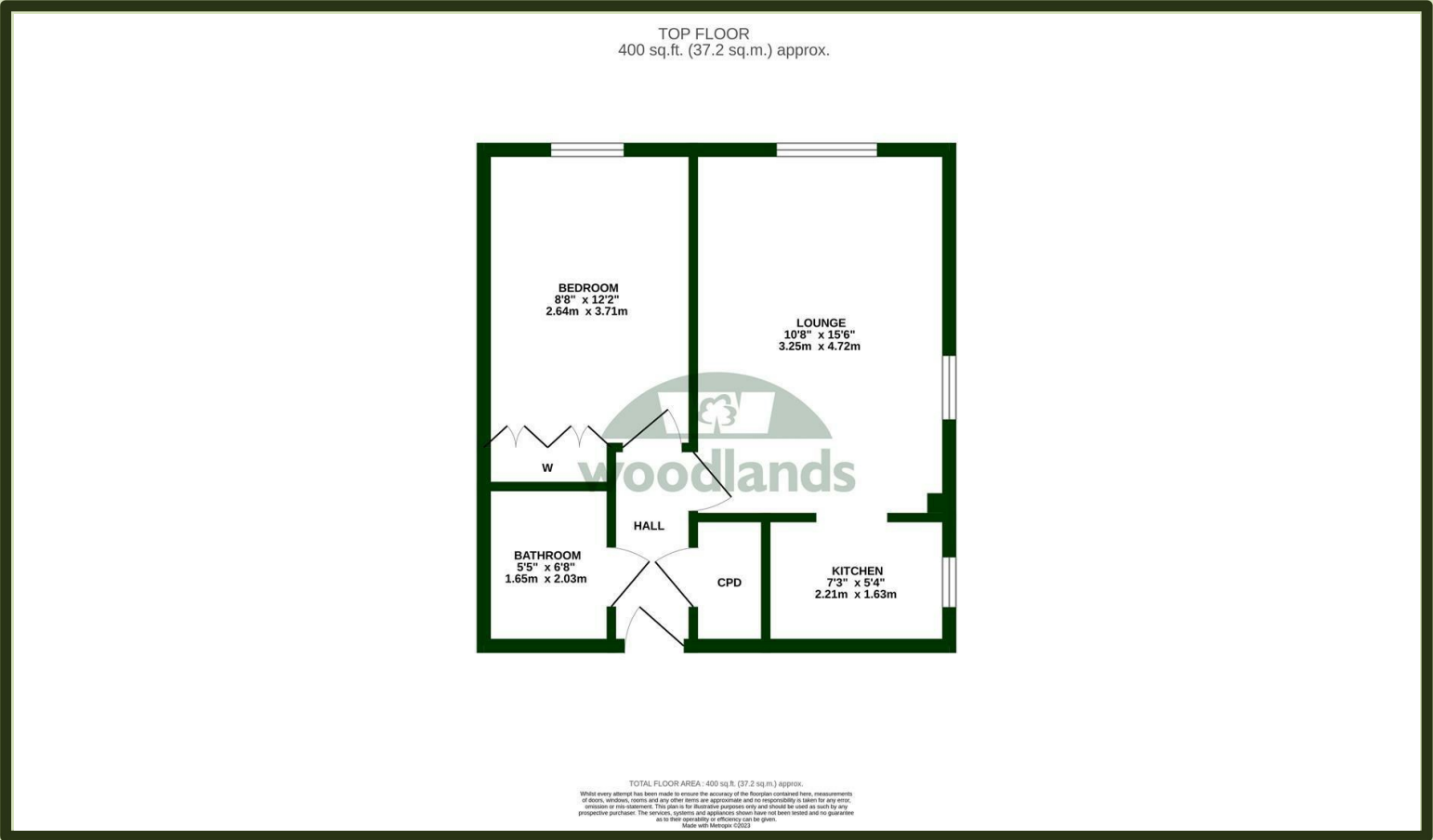
NO ONWARD CHAIN



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Tel: 01403 270270



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.

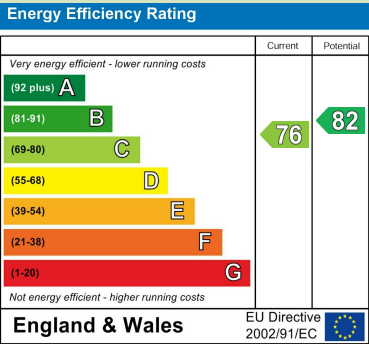
DIRECTIONS: From Horsham Town Centre turn left at the traffic lights onto Albion Way and proceed over the roundabout. Go straight across both sets of traffic lights and at the roundabout go straight over. At the next roundabout take the third exit into Mill Bay Lane. Homestream House will be found at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

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



MISREPRESENTATION ACT

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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.