



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



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A very well presented second floor retirement apartment suitable for residents aged 60 years and over.

Homestream House is one of the most sought-after developments in Horsham, owing to its 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 River Arun, and has been tastefully appointed, although 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/dining room with a small kitchen space to the rear. There is a good sized double bedroom with fitted wardrobes and a modern shower room with access friendly shower.





Accommodation with approximate room sizes:

COMMUNAL ENTRANCE

STAIRS & LIFT TO SECOND FLOOR

ENTRANCE HALL

LIVING/DINING ROOM 10'5" x 15'4" (3.18m x 4.67m)

KITCHEN 7'1" x 5'4" (2.16m x 1.63m)

BEDROOM 8'9" x 12'1" (2.67m x 3.68m)

SHOWER ROOM 5'6" x 6'8" (1.68m x 2.03m)

OUTSIDE

COMMUNAL GARDENS

COMMUNAL PARKING

OUTGOINGS

LEASE LENGTH: To be confirmed

MAINTENANCE: £2,362.04 per annum

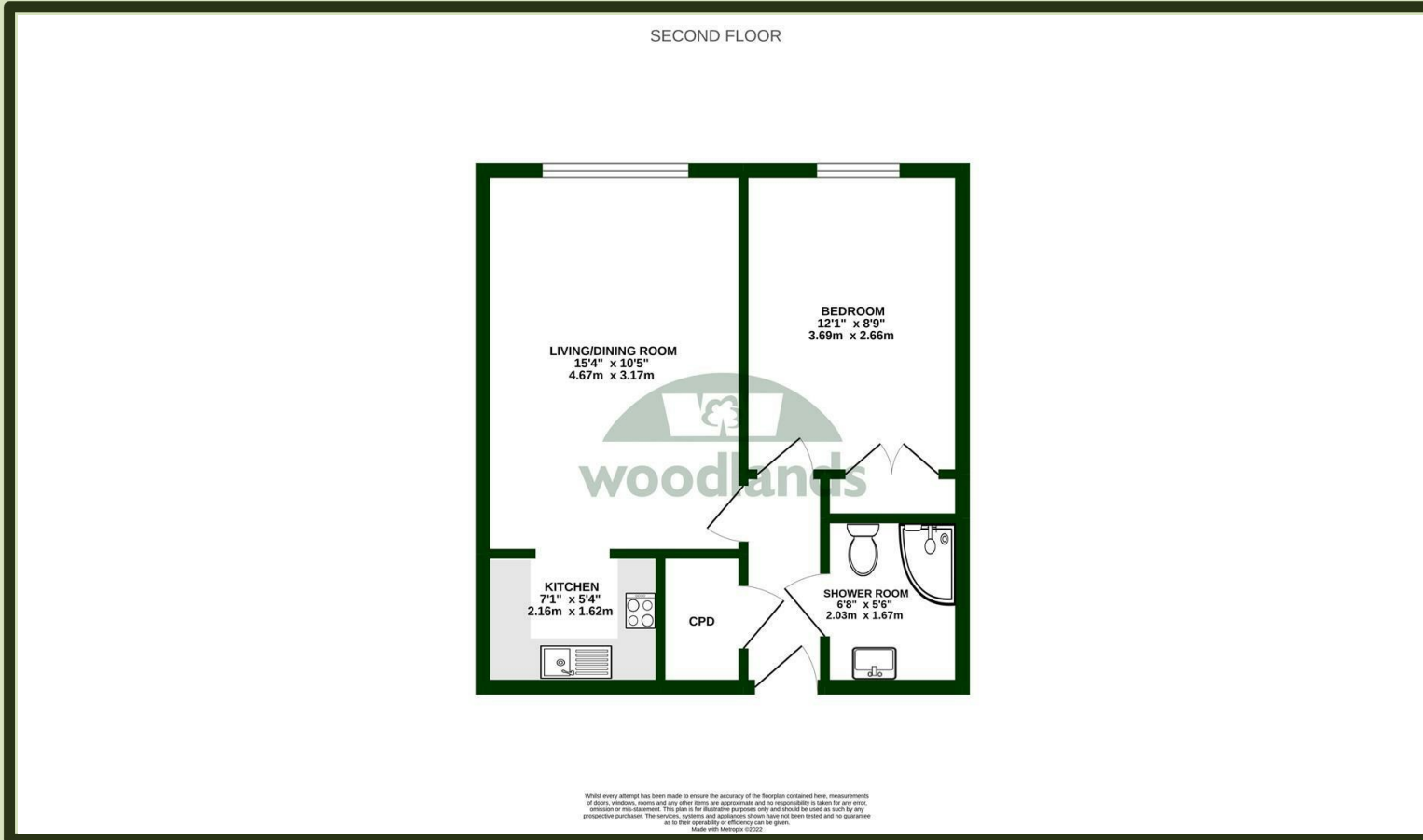
GROUND RENT: £439.24 per annum

NO ONWARD CHAIN

GREAT ACCESS FOR TOWN CENTRE



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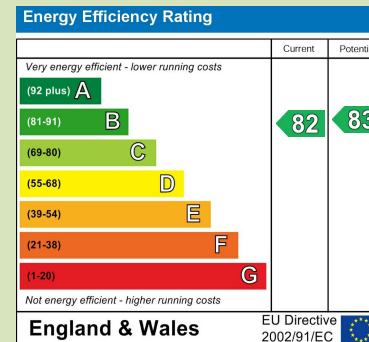
LOCATION: Homestream House is centrally located offering great access for the town centre via a short walk through the picturesque Causeway. The historic market town of Horsham provides a comprehensive range of shops, a film theatre, numerous sports and recreational facilities and a mainline train service 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 Country Club at Slinfold Park.

ADDITIONAL INFORMATION: Occupiers (but not necessarily the purchaser) must be aged over 60 years, but someone over 60 can share with someone over 55.

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.

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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MISREPRESENTATION ACT

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