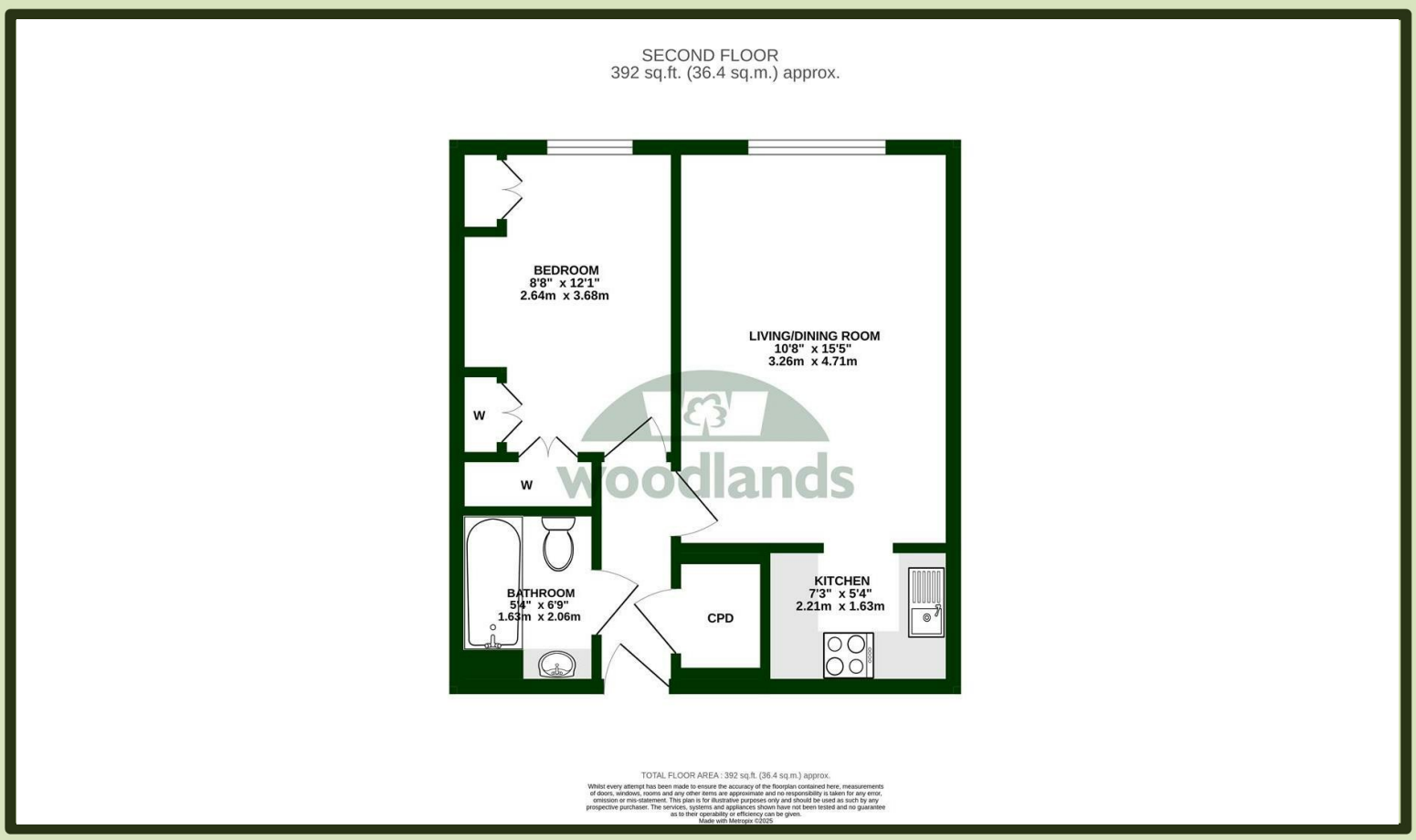
44 Homestream House, Mill Bay Lane, Horsham, West Sussex, RH12 1SS



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: 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.

EPC Rating: B.

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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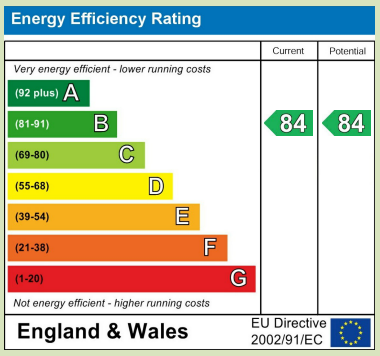

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above-named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. 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.

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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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