



17 Homehaven Court | Swiss Gardens | Shoreham-by-Sea | BN43 5WH

£250,000

Harrison Brant are delighted to offer this chain free 2 bedroom first floor lift serviced retirement apartment in this sought after lakeside development. Features and accommodation include: spacious lounge/dining room, fitted kitchen, 2 bedrooms, bathroom/W.C, double glazing and emergency call system. Other facilities include: communal resident's lounge, laundry room, communal parking, attractive well maintained communal gardens and lakeside terrace. Situated approximately 4/10ths of a mile from Shoreham Town Centre with its range of shopping facilities, bars & restaurants, library, health and community centres along with mainline railway station providing coastal and city services. A local bus service which serves the surrounding area is available from outside the development.

- Retirement Apartment
- No Onward Chain
- Sought After Lakeside Development
- Spacious Lounge/Dining Room
- Fitted Kitchen & Bathroom
- Lift & Emergency Call System
- Communal Lounge & Laundry



Property Description

SECURE COMMUNAL FRONT DOOR

With entry phone leading to;-

COMMUNAL HALLWAY

With choice of passenger lift or stairs to first floor.

PERSONAL FRONT DOOR

With spy hole leading to;-

ENTRANCE HALL

Electric night storage heater. Coved ceiling. Emergency call system. Built in cupboard with coat hooks housing electric fuse box and meter. Airing cupboard housing hot and cold water tanks and storage shelves. Further large built in storage cupboard with shelves and light. Door to;-

LOUNGE/DINING ROOM

17' 8" x 10' 8" (5.38m x 3.25m) Electric night storage heater. Coved ceiling. Fireplace with electric fire, wooden surround and mantle. TV aerial point and telephone point (subject to service providers regulations). Emergency pull cord. uPVC double glazed window to side overlooking communal gardens. Archway to;-

KITCHEN

7' 2" x 5' 10" (2.18m x 1.78m) Range of wall, base and drawer units with laminated working surfaces over. Inset stainless steel single drainer sink unit. Inset 4 burner electric hob with cooker hood over. Fitted eye level electric oven. Integrated fridge and freezer. Part tiled walls. Tile effect flooring. Coved ceiling.

BEDROOM 1

13' 11" x 11' 9" (max) (4.24m x 3.58m) Electric night storage heater. Coved ceiling. Emergency pull cord. Range of built in wardrobe with hanging rail and shelves. uPVC double glazed window to front overlooking communal gardens.

BEDROOM 2

11' 8" x 9' 8" (3.56m x 2.95m) Electric night storage heater. Coved ceiling. Emergency pull cord. Built in wardrobes with hanging rail and shelf. uPVC double glazed window to front overlooking communal gardens.

REFITTED SHOWER ROOM/WC

Comprising tiled shower cubicle with thermostatically controlled shower unit and sliding door. Vanity unit with inset wash hand basin with mixer tap. Low level push button W.C. with concealed cistern. Fully tiled walls. Heated towel rail. Coved ceiling.

COMMUNAL FACILITIES

RESIDENTS LOUNGE

Situated on the ground floor overlooking the Communal Lakeside Gardens and Sun Terrace. Door to Lakeside Gardens/Sun Terrace.

COMMUNAL LAUNDRY

Located on the ground floor with washing machines, tumble dryers and sink.

REFUSE ROOM

Located on the ground floor

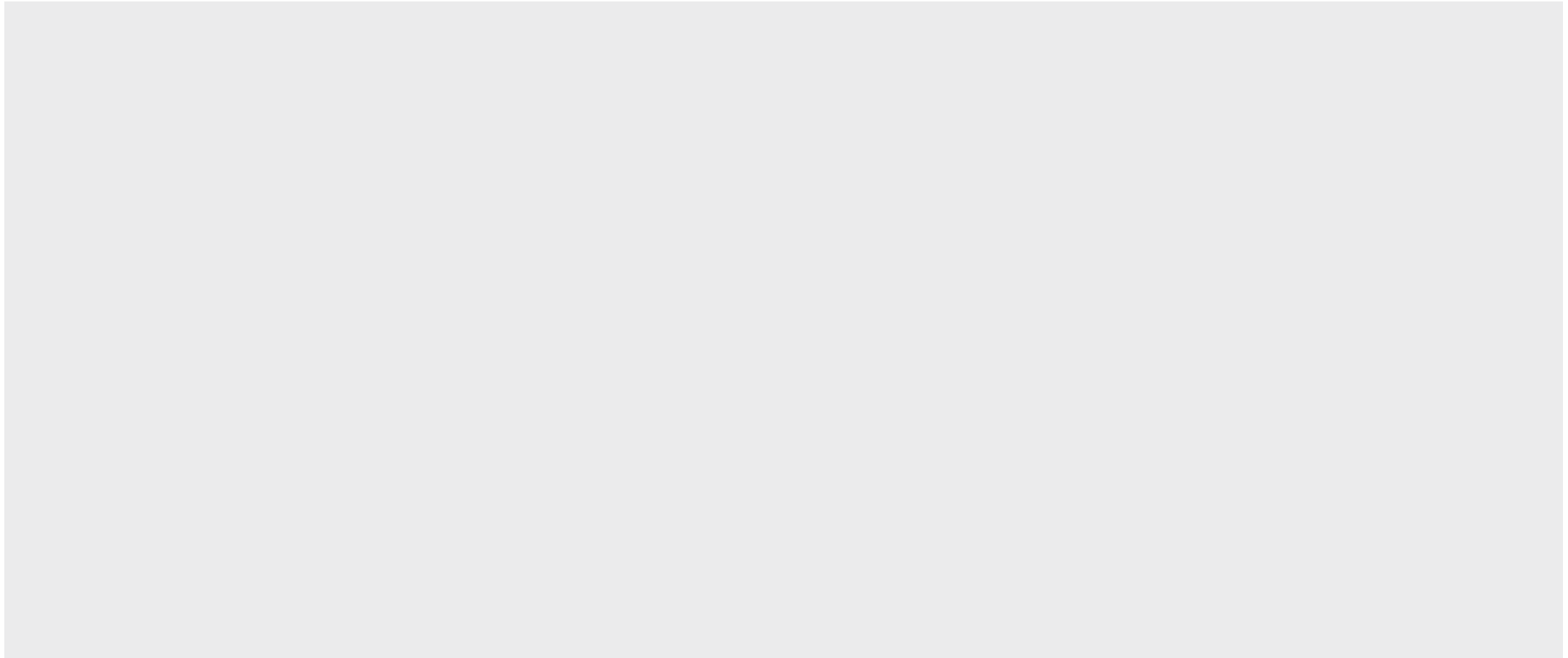
GUEST SUITE

This suite is available to friends and family of residents on first come first served reservation basis subject to a charge.

BUGGY STORE

For electric buggies, spaces are limited and subject to availability.





Tenure

Leasehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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Shoreham-By-Sea

West Sussex

BN43 5WB

www.harrisonbrant.co.uk

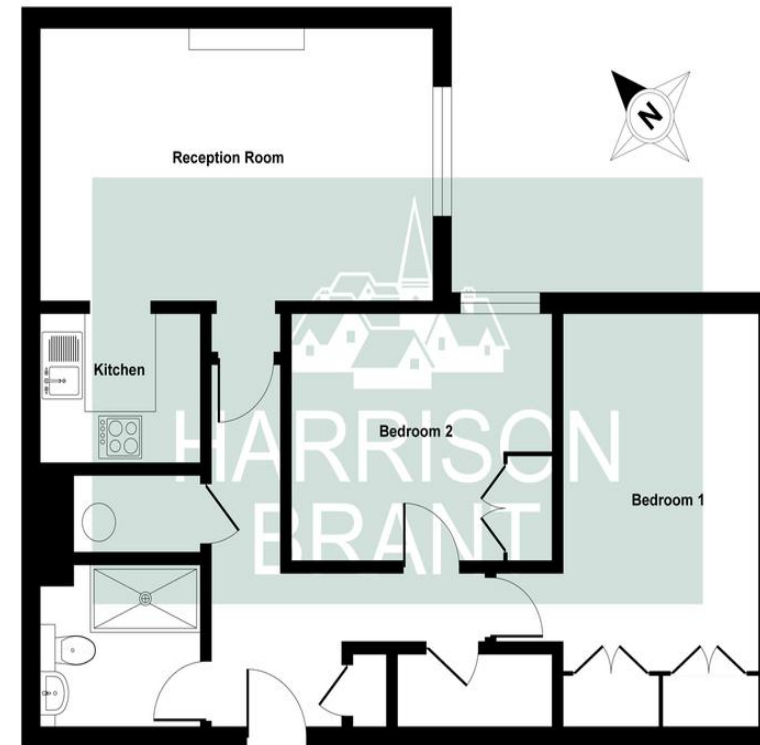
01273 464642



Swiss Gardens, Shoreham-by-Sea, BN43

Approximate Area = 716 sq ft / 66 sq m

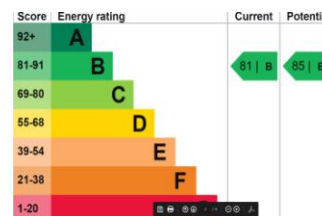
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FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for Harrison Brant Ltd. REF: 652509



N.B. Although this property may have the facility of heating and other appliances these were not tested at the time of our inspection.

Items shown in the photographs are not necessarily included in the sale.

VIEWING STRICTLY BY APPOINTMENT THROUGH HARRISON BRANT

VALUATIONS: If you have a property to sell in our area, please ask for a free market valuation.

Whilst we endeavour to make our sales particulars accurate and reliable, should there be any detail which is particularly important to you, please contact our office and we will verify the information given.

