

John  
Edwards & Co



FFF Gainsborough Lodge, South Farm Road, Worthing, BN14 7ED



## FFF Gainsborough Lodge, South Farm Road, Worthing, BN14 7ED

**Asking Price: £95,000**

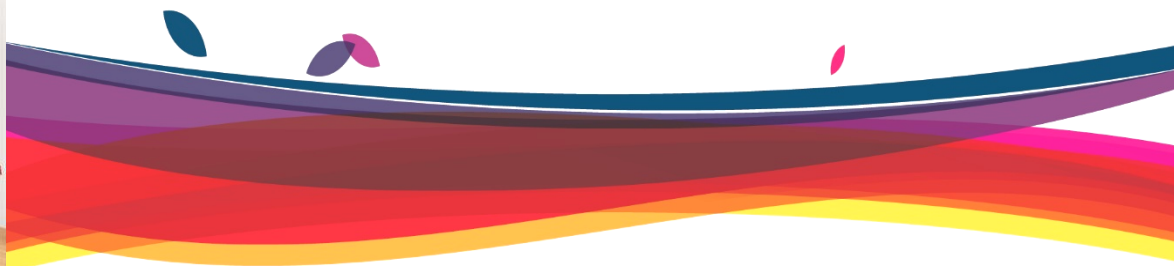
John Edwards & Co is delighted to present this well-presented first floor retirement flat in Broadwater's Gainsborough Lodge, situated close to the South Farm Road shopping parade and Broadwater Village with its shops, cafés, restaurants, and bars, serviced by prominent bus routes into the town centre and historic seafront, and close to the mainline train station, enabling easy access to London, Brighton, and Littlehampton.

The property features a spacious main living room, a double bedroom, a shower room, and fitted kitchen. Further benefits include a careline system, on-site laundry facilities, off-road parking for residents and visitors, guest rooms, a communal lounge, and beautifully maintained south-facing communal gardens.

This is a genuinely lovely retirement property in a fantastically convenient location. Viewing is essential to fully appreciate all it has to offer.



**\*\*\* CHAIN FREE \*\*\***





## ENTRANCE HALL

The entrance hall has a carpeted floor, a textured ceiling with pendant lighting and a smoke detector, a large inbuilt storage/airing cupboard with linen which also houses the electric meters and water tank, a wall-mounted secure entry phone system, and the doors into the bedroom, bathroom, and living room.



## LIVING ROOM

The bright and spacious living room has a carpeted floor, a coved and textured ceiling with pendant lighting, TV and power points, a wall-mounted electric heater, plenty of space for lounge and dining furniture, and a double-glazed bay window to rear aspect.

## KITCHEN

The kitchen features a range of wall and base mounted units, rolltop worksurfaces with an inset sink and drainer, and space for a fridge/freezer and freestanding cooker. There are tiled walls, a vinyl floor, a textured ceiling with suspended spotlighting, and power points.



## BEDROOM

Good size double bedroom which has a carpeted floor, a coved and textured ceiling with pendant lighting, a wall-mounted electric heater, some built-in wardrobes with sliding doors, TV and power points, and double-glazed windows to rear aspect.

## BATHROOM

The bathroom features a three-piece suite comprising a corner shower cubicle with folding glass doors, a pedestal hand wash basin, and a low-level WC. There is a carpeted floor, tiled walls, a wall-mounted electric heater, a textured ceiling with suspended spotlighting, and a wall-mounted mirror fronted vanity unit.

## WHAT YOU NEED TO KNOW

Lease length – approximately 81 years remaining

Maintenance - £172 pcm



Disclaimer:

These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted, and do not constitute an offer or contract. We have not tested any services or appliances (including central heating, if fitted) referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order and condition of any such services/appliances. If a property is unoccupied at any time there may be reconnection charges for any switched off, disconnected or drained services or appliances.

All measurements are approximate



## Floorplan:

### Gainsborough Lodge, South Farm Road, Worthing, BN14 7ED

Approximate Gross Internal Area = 40 sq m / 430 sq ft

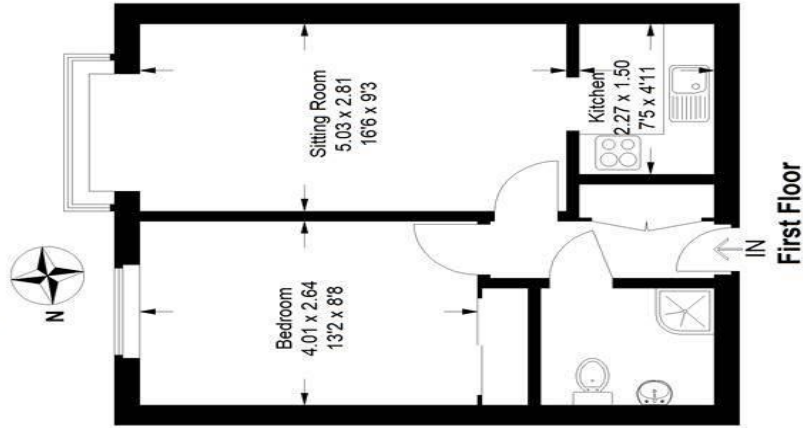
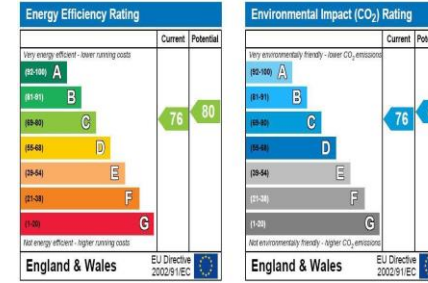


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2021



## Environmental:



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is, and the lower the fuel bills will be.

For further details, please contact us.



## Location:



## What Happens Next?

Are you interested in viewing this property? If so, please call a member of our experienced and friendly team to make an appointment, using the following contact details:

**T** 01903 288630  
**E** info@johnedwardsestateagents.co.uk  
**A** 111 South Farm Road, Worthing, West Sussex, BN14 7AX

If you've **already** viewed this property, we would love to hear your thoughts whether you're thinking of proceeding or not.

Feedback is a vital part of the service we provide to our clients, so we very much look forward to hearing your comments.

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It's a smart move