



Gainsborough Lodge 136 South Farm Road, Worthing, BN14 7ED Asking Price £90,000

John Edwards & Co. are delighted to bring to the market this well presented one bedroom ground floor retirement flat forming part of an attractive, managed development in the much sought after Broadwater area.

The property is conveniently close to South Farm Road's parade of local shopping facilities, Worthing mainline railway station, and a bus stop situated directly outside the building itself which provides services to surrounding districts and Worthing Town Centre, with its wide array of restaurants and attractions.

The apartment itself is located at the end of the ground floor hallway for added privacy, and features a good size lounge opening to a fitted kitchen, a double bedroom, and fitted bathroom, with further benefits including a care line system, security entry phone, and double-glazing.

ENTRANCE HALL

The entrance hall has a carpeted floor, a textured ceiling with pendant lighting and smoke detector, a wall-mounted entry phone system, and the doors into the living room, the bedroom, the shower room, and a good sized internal storage cupboard with several linen shelves, which also houses the meterage and the water tank.

LIVING ROOM



Good sized main living space which has a carpeted floor, a coved and textured ceiling with pendant lighting, TV and power points, a wall-mounted electric radiator, dual aspect double-glazed windows (bay to side, and separate window to rear), and space for both lounge and dining furniture.

KITCHEN



The kitchen features a range of wall and base mounted cabinets, rolled top work surfaces with an inset sink and drainer, and a built-in oven and grill and four burner electric hob. There is a vinyl floor, a textured ceiling with fluorescent lighting, part-tiled walls, power points, double-glazed windows to side aspect, and an open archway into the living room.

BEDROOM



Good sized double bedroom which features a carpeted floor, a textured ceiling with pendant lighting, TV and power points, a wall-mounted electric radiator, inbuilt mirror-fronted wardrobes, and double-glazed windows to rear aspect.

SHOWER ROOM



The shower room features a three piece suite comprising a corner shower cubicle with folding glass door, a pedestal handwash basin, and a low-level WC. There is a tiled floor, a textured ceiling with central ceiling light, a wall-mounted towel rail, a wall-mounted mirror with electric light overhead and shaving socket, and a mirror-fronted vanity unit.

ESSENTIAL INFORMATION:



Tenure - leasehold
Length of lease - 73 years (approx)
Maintenance charge - £227.08 pcm (approx)

Floor Plan

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

Approximate Gross Internal Area = 38.8 sq m / 418 sq ft

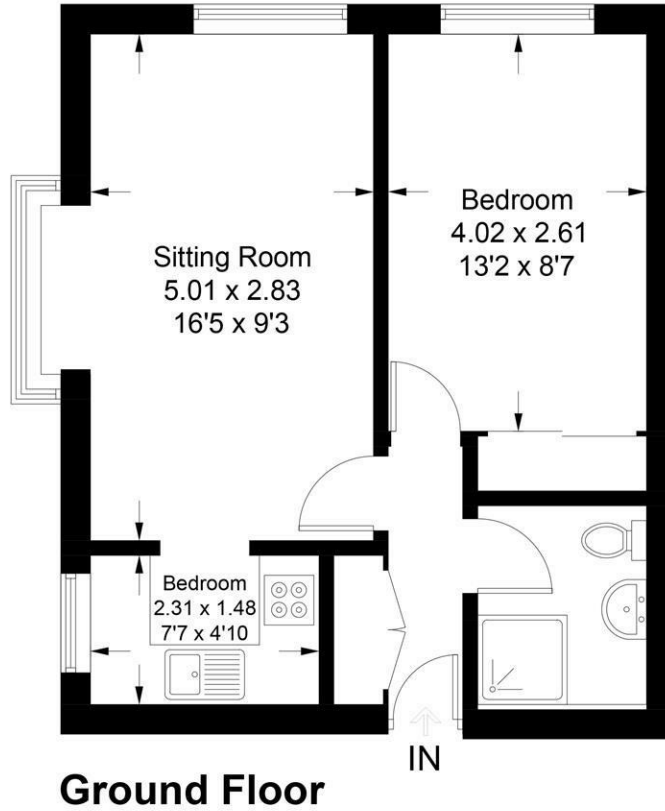
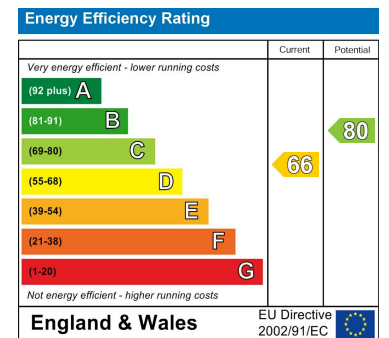


Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2024

Area Map



Energy Efficiency Graph



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