



## Gainsborough Lodge 136 South Farm Road, Worthing, BN14 7ED Offers Around £85,000

John Edwards & Co. is 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 situated 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 features a good size lounge opening to a fitted kitchen, a double bedroom, and fitted shower room, with further benefits including a care line system, security entry phone, attractive communal gardens, and double-glazing. It is also offered chain free

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

## ENTRANCE HALL



The entrance hall has a laminate wood floor, a textured ceiling with central ceiling light and smoke detector a wall mounted entry phone and the doors into the living room bedroom shower room and a good size internal storage cupboards, which house is the electrics and water cylinder with several live in shelves.

## LIVING ROOM



The living room has a laminate wood floor, a coved and textured ceiling with pendant lighting, a wall-mounted electric heater, TV and power points, space for lounge and dining furniture, a wall-mounted entryphone system, a double-glazed bay window to rear aspect, and an archway into the kitchen.

## KITCHEN



The kitchen features a range of wall and base mounted cabinets, rolled top work surfaces with an inset sink and drainer, and space for a freestanding oven and fridge/freezer. There is a vinyl floor, a curved and textured ceiling with overhead lighting, tiled splashbacks, and power points.

## BEDROOM



Spacious double bedroom which has a laminate wood floor, a coved and textured ceiling with pendant lighting, TV and power points, a wall-mounted electric heater, built-in wardrobes, and a double-glaze window to rear aspect.

## SHOWER ROOM



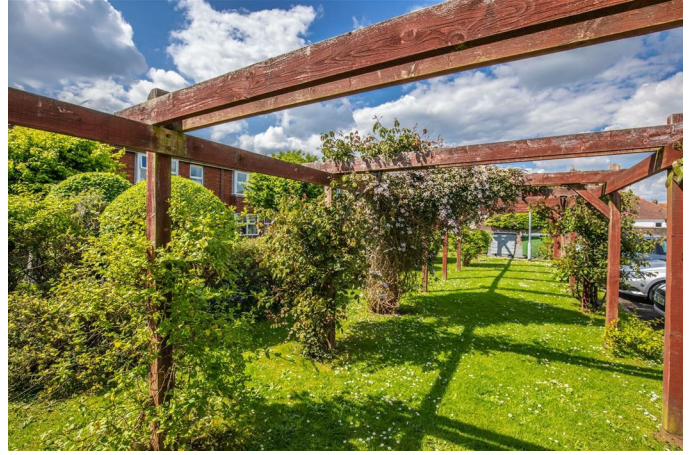
The shower room features a three-piece suite comprising a large walk-in shower cubicle with sliding glass door, a cameo-style hand wash basin with storage below, and low-level WC with concealed cistern. There is a vinyl floor, a textured ceiling with central ceiling light, a wall-mounted electric heater, tiled walls, and a wall-mounted mirror with overhead light and electrical shaving socket.

## PARKING



The property has the benefit of plenty of resident and visitor parking, which is situated to the rear of the property.

## ESSENTIAL INFORMATION



Tenure - Leasehold

Lease length - 75 years

Maintenance - £227.08 pcm (approx)

Water/electricity are paid separately, and have meters

Managing Agents - Anchor

Pets allowed? - With permission of Anchor

# Floor Plan

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

Approximate Gross Internal Area = 38.0 sq m / 409 sq ft

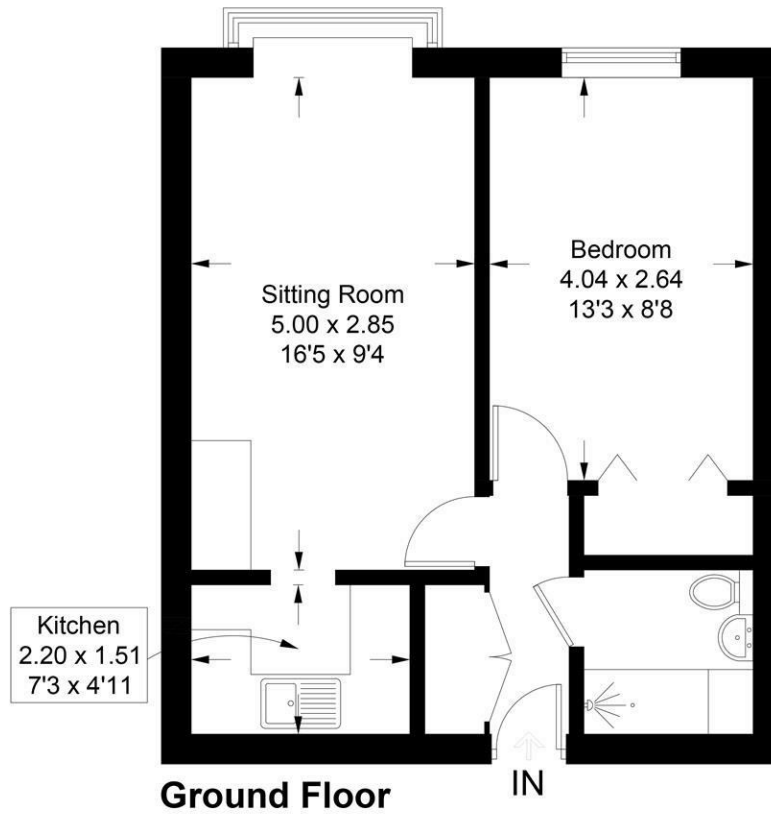
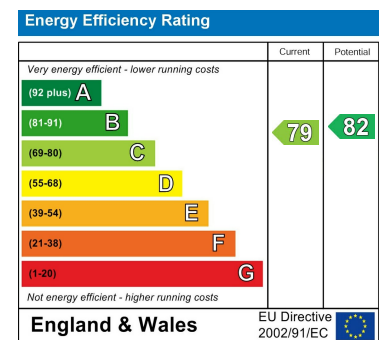


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024

# Area Map



# Energy Efficiency Graph



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