



## Gainsborough Lodge 136 South Farm Road, Worthing, BN14 7ED Asking Price £85,000

John Edwards & Co. is delighted to present this well-presented one bedroom first floor retirement flat within Gainsborough Lodge, an attractive, managed development in the much sought after Broadwater area, close to South Farm Road's parade of local shopping facilities, Broadwater Village, Worthing mainline railway station, and with a bus stop situated directly outside the building itself, which provides services to surrounding districts and Worthing Town Centre and seafront.

The apartment features a good sized living room and modern fitted kitchen, a large double bedroom, a wet room-style shower room, a care line system, a security entry phone, attractive communal gardens, double-glazing throughout, and off-street parking. It is also offered chain free.

## ENTRANCE HALL



The entrance hall has a carpeted floor, a textured ceiling with pendant lighting and a smoke detector, a wall-mounted electric heater, and the doors into the living room and kitchen, the bedroom, the shower room, and a good sized inbuilt storage cupboard which houses the water cylinder and meterage, and also features several linen shelves. There is also access into a loft space via a ceiling hatch.

## LIVING ROOM



Bright and spacious living room with open-plan kitchen area which has a carpeted floor, a coved and textured ceiling with pendant lighting, TV and power points, a wall-mounted electric heater, and a double-glazed bay window to rear aspect.

## KITCHEN



In the kitchen area (part of the open plan living space) there is a range of base-mounted hi-gloss kitchen units, square-edged work surfaces with an inset sink and drainer, an integrated fridge and freezer, a pull-out pantry-style cupboard, tiled splashbacks, power points, some overhead pendant lighting, and a wall-mounted entry phone.

## BEDROOM



Good sized double bedroom which has a carpeted floor, a coved and textured ceiling with pendant lighting, TV and power points, plenty of inbuilt wardrobe space, and a double-glazed window to rear aspect.

## SHOWER ROOM



Wet room-style shower room, which has a three-piece suite comprising a wall-mounted shower with folding wall seat, a cameo-style hand wash basin with storage below, and a low-level WC. There is a vinyl floor, tiled walls, a textured ceiling with central ceiling light and an extractor fan, a wall-mounted heated towel rail, a vanity unit with mirrored doors, and a wall-mounted electric heater.

## PARKING



The property has both resident and visitor parking available, at the rear of the property.

## ESSENTIAL INFORMATION



Tenure - leasehold

Lease length - 76 years remaining

Maintenance - £227.08 pcm

Ground rent - £0

Managing Agent - Anchor

Pets allowed? - With permission of freeholder

# Floor Plan

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

Approximate Gross Internal Area = 36.7 sq m / 395 sq ft

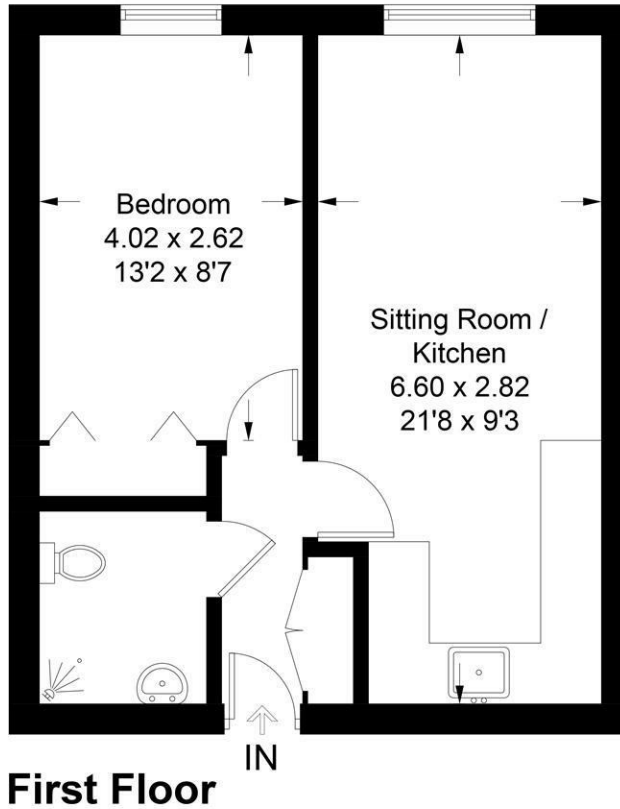
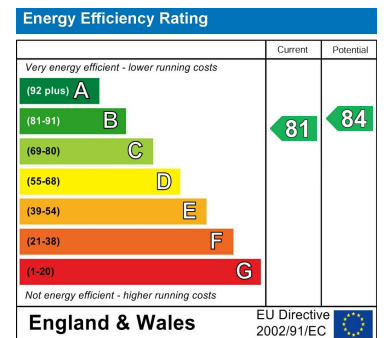


Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2024

# Area Map



# Energy Efficiency Graph



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