



**31, 136, Gainsborough Lodge South Farm Road, Worthing, BN14 7ED**  
**Asking Price £77,500**

John Edwards & Co. is delighted to bring to the market this 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, laundry facilities, and double-glazing. It is also offered chain free

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

## ENTRANCE HALL

The entrance hall has a carpeted floor, a textured ceiling with pendant lighting and a smoke detector, and the doors into the living room, the bedroom, and the bathroom, and access into a large storage cupboard, perfect for stowing ironing boards, vacuum cleaners, etc, which houses both the water cylinder and electric meter, and features several linen shelves.

## LIVING ROOM



The living room has a carpeted floor, a coved and textured ceiling with pendant lighting, a wall-mounted electric heater, an entryphone system, TV, telephone, and power points, double-glazed windows to rear aspect, and an open archway through into the kitchen area.

## KITCHEN



The kitchen features a range of wall and base mounted units, and rolled top worksurfaces with an inset sink and drainer. There is a vinyl floor, a textured ceiling with fluorescent strip lighting, part-tiled walls, power points, and space for a freestanding fridge/freezer.

## BEDROOM



The good sized double bedroom has a carpeted floor, a textured ceiling with pendant lighting, a wall-mounted electric heater, TV, telephone, and power points, some inbuilt wardrobes, and double-glazed windows to rear aspect.

## SHOWER ROOM



The wet room-style shower room features a three piece suite comprising a wall mounted shower with seat, a wall-mounted hand wash basin, and a low-level WC. There is a vinyl floor, tiled walls, a textured ceiling with a central ceiling light, a wall-mounted electric heater, a heated towel rail, a mirror fronted vanity unit, and a tiled mirror with overhead electric light and shaving socket.

## ESSENTIAL INFORMATION

Tenure - leasehold

No of years remaining on lease - 69 years (approx.)

Maintenance - £227.08 pcm (approx)

Water/electricity are paid separately, and have meters

Managing Agents - Anchor

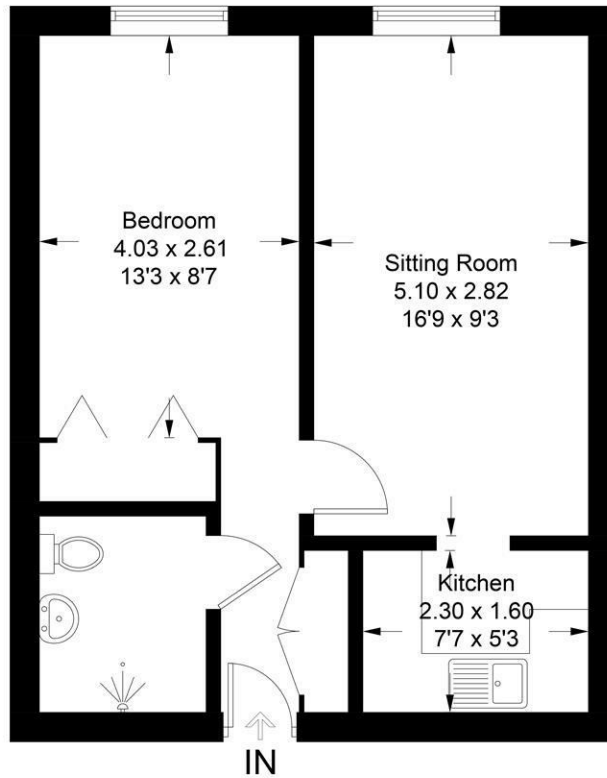
Pets allowed? - With permission of Anchor

# Floor Plan

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



Approximate Gross Internal Area = 38.7 sq m / 416 sq ft



### Ground Floor

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

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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