



23 Bakers Court, Salvington Road, Worthing, BN13 2JY
Price £125,000



A highly sought after first floor TWO BEDROOM retirement apartment in popular Bakers Court, Salvington Road conveniently located for bus services and local shops. The accommodation briefly comprises, communal entrance, entrance hall with security entry phone, 17ft lounge/diner, kitchen, two bedrooms and shower room. The development offers passenger lifts to all floors, well maintained communal gardens and grounds, guest suites and laundry room. ***Available chain free***

- Two Bedroom Retirement Apartment
- Open Plan Lounge / Diner
- Access To Well Maintained Communal Areas
- On Site Warden
- Chain Free
- PVCU Double Glazed / Electric Heating
- Guest Suites
- Laundry Space



Communal Entrance

Sliding automatic doors operated via a security code and security entry phone system.

Communal Hall

A spacious and inviting communal hall with stairs and lift which services all floors.

Entrance Hall

Wall mounted electric heater, wall mounted security telephone entry phone and emergency pull cord.

Lounge / Diner

4.6 x 5.39 (15'1" x 17'8")

Wall mounted electric heaters, two wall mounted light fittings, Upvc double glazed bay window, airing cupboard with various shelving units, obscure glass door opening to;

Kitchen

2.13 x 1.71 (6'11" x 5'7")

Range of work surfaces with cupboards and drawers fitted under. Matching wall cupboards. Space for cooker and fridge/freezer. Inset single drainer sink unit. Tiled walls, Upvc double glazed window.



Bedroom One

3.73 x 2.97 (12'2" x 9'8")

Two wall mounted light fittings. Fitted wardrobe with hanging rail and shelving above. Emergency pull cord, Upvc double glazed window and wall mounted electric heater.

Bedroom Two

3.73 x 1.97 (12'2" x 6'5")

Fitted wardrobe with hanging rail and shelving above, wall mounted electric heater and Upvc double glazed window.

Shower Room

1.83 x 1.7 (6'0" x 5'6")

Step in shower cubicle with glass screen. WC with enclosed cistern and wash hand basin. Extractor fan and tiled walls.

Communal Grounds and Facilities

Bakers Court development has beautiful South/West aspect communal gardens with a communal clothes drying space and BBQ area. Additional internal features consist of a laundry room, guest suite, communal lounge and non allocated parking facilities.



Required Information

Length of lease: 60 Years Remaining

Maintenance: £762.51 per quarter (£3050.04)

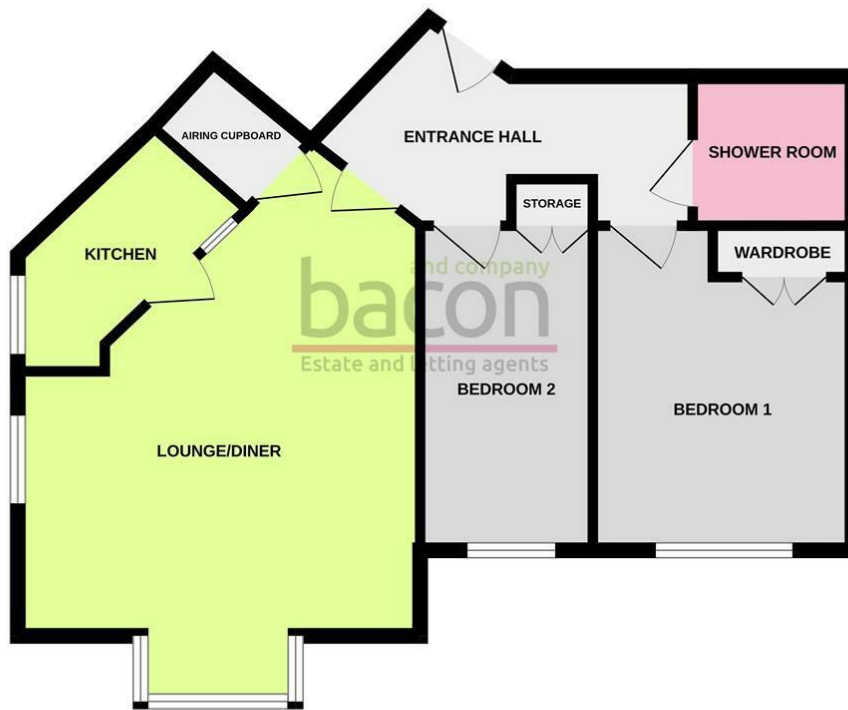
Ground Rent: peppercorn and additional rent

Council tax band: B

Draft version: 1


Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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