



26 Highdown Court, 2 Durrington Lane, Worthing, BN13 2GZ
Asking Price £115,000

bacon and company
Estate and letting agents



A well presented second floor two bedroom retirement apartment with accommodation briefly comprising; communal entrance, personal front door, entrance hall, lounge opening to kitchen, two bedrooms, and wet room/WC. The property is situated in Durrington Lane conveniently located for local shopping facilities, bus routes, and Durrington Health Centre. Residents benefit from a 24 hour care team, and a extensive facilities including restaurant, hairdresser, and communal lounge & gardens.







Entrance Hall

Wall mounted electric heater. Access too two storage cupboards.

Kitchen Area

3.84 x 2.27 (12'7" x 7'5")

Roll edge work surfaces with a range of matching wall and base units. Integrated appliances comprising of built in oven, four ring induction hob with extractor hood above. Inset stainless steel sink with drainer. Part tiled walls.

Living Room

6.02 x 3.39 (19'9" x 11'1")

Carpeted throughout. Wall mounted electric heater. TV and telephone point. Floor to ceiling double glazed window. Pull down emergency cord.



Wet Room

2.83 x 2.23 (9'3" x 7'3")

Part tiled walls. Shower area with grab rails and pull down seat. Low level W/c. Wall mounted sink unit. Electric heater. Pull down emergency cord.

Bedroom One

4.70 x 2.82 (15'5" x 9'3")

carpeted throughout. Double glazed window. Wall mounted electric heater. TV and Telephone point.

Bedroom Two

3.21 x 2.54 (10'6" x 8'3")

Carpeted throughout. Tv and telephone point. Double glazed window.

Communal Gardens

Well established and maintained communal gardens with a variety of seating areas surrounding the building.



Communal Parking

Communal parking available to the front of the development.

Extra Care

Extra care brochure can be sent upon request.

Required Information

Length of lease: 111 years remaining

Annual service charge: £8,130.37

Service charge review period: TBC

Annual ground rent: TBC

Ground rent review period: TBC

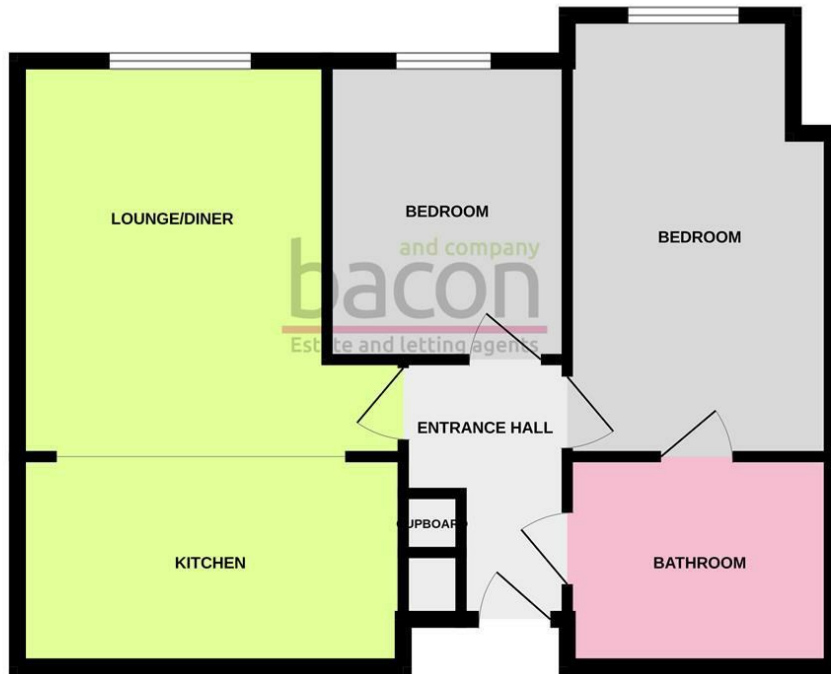
Council tax band: B

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

