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14 Catherine Lodge,
Bolsover Road
Worthing BN13 1NT
Price guide
£159,950





Bacon and Company are pleased to offer for sale this GROUND FLOOR one bedroom RETIREMENT APARTMENT with PATIO AREA forming part of a popular development located in Bolsover Road, Goring by sea. The property is conveniently situated within a close proximity to local shops, bus routes and train station. Accommodation briefly comprises of a communal entrance hall, reception hall, 21ft lounge/dining room, kitchen, 18ft double bedroom, shower room/wc, communal gardens, communal facilities include, lounge, laundry room, guest suite. CHAIN FREE.



Communal Entrance

With security entryphone and doors opening into a welcoming communal residents lounge. Further door leads to inner hallway and access to passenger lift.

Entrance Hall

Entryphone and alarm system. Large walk in airing cupboard with square thermal store and electric meter.

Lounge/Dining Room 21'7 x 10'4 (6.58m x 3.15m)

Double glazed window and door opening to patio area. TV and telephone point. Wall mounted electric radiator. Door leading to kitchen.

Private Patio

Paved.

Kitchen 8' x 7'5 (2.44m x 2.26m)

Work surface with inset stainless steel

sink unit. Cupboards and drawers under with matching wall cupboards above. Fitted electric hob with extractor canopy. Fitted oven. Integrated fridge and freezer. Double glazed window. Part tiled walls. Wall mounted 'Dimplex' heater. Extractor fan.

Double Bedroom 18'1 x 9'3 (5.51m x 2.82m)

Double glazed window. Wall mounted electric heater. Fitted wardrobe with sliding mirror fronted doors. Telephone point.

Shower Room/Wc 6'9 x 5'5 (2.06m x 1.65m)

Step in shower cubicle with electric independent shower unit. Wash hand basin. Low level flush Wc. Extractor fan. Wall mounted 'Dimplex' heater. Part tiled walls. Chrome heated towel rail. Light and

shaver point.

Communal Gardens

Well maintained gardens surround the development. Covered wooden store with electric charging points.

Communal Facilities

The development offers a guest suite, laundry room, refuse room and communal residents lounge.

Version

This is version 1 of the particulars

Tenure

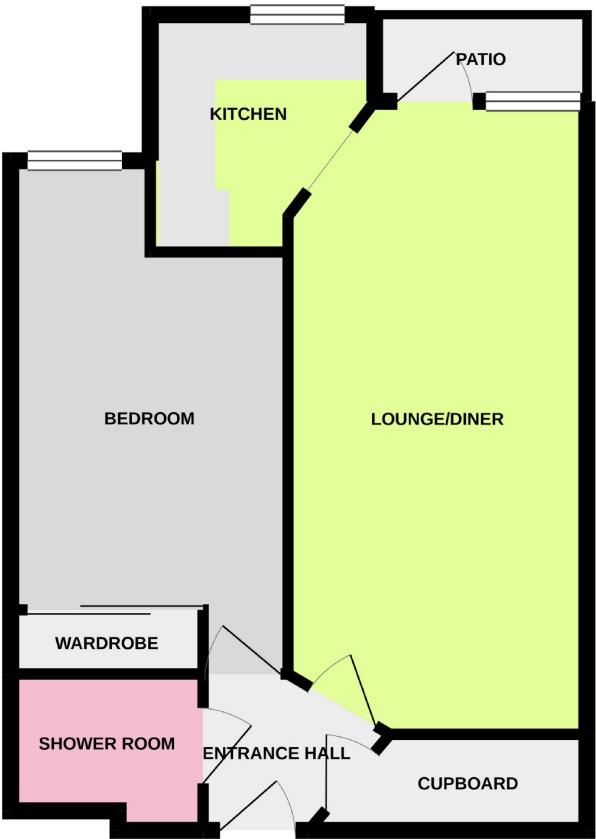
Leasehold

Council Tax Band

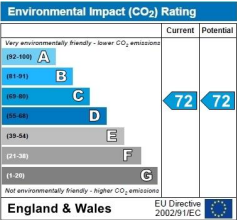
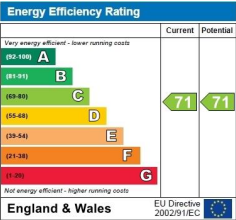
Local Authority

Worthing Borough Council

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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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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