



Grasmere Court | Wordsworth Road | Worthing | BN11 3JE  
**£250,000**





We are delighted to offer for sale this spacious and well presented retirement apartment forming part of this sought-after development in the heart of Worthing town centre, close to amenities, mainline train station and seafront. This development is surrounded by beautifully maintained communal gardens with the property boasting two double bedrooms, west facing lounge/diner, fitted kitchen, en suite bathroom and shower room and is being sold with no ongoing chain.





## Key Features

- First Floor Retirement Apartment
- Two Double Bedrooms
- Sought-After Development
- Long Lease
- South Facing Living/Dining Room
- Fitted Kitchen
- Two Bathrooms (En-Suite)
- Undercroft Unallocated Parking
- Close To Shops, Amenities & Mainline Train Station
- No Ongoing Chain



**2 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

### INTERNAL

A communal front door with secure entry telephone system giving access to the communal entrance hallway with stairs and passenger lift rising to the first floor. The private front door opens to the welcoming hallway with doors to all rooms and an exceptionally large storage cupboard. The generously sized lounge/diner faces due west making this an exceptionally light and airy room and with generous measurements of 20'7" x 10'9" there is plenty of space for furniture. The south facing kitchen has been fitted with an array of floor and wall mounted units with laminate worksurfaces, eye-level oven and space for multiple appliances such as: fridge/freezer, washing machine and dishwasher. Both double bedrooms face west and measure 14'0" x 10'8" and 11'3" x 8'8" with plenty of space for a large double bed and other free standing furniture. The main bedroom features an en suite bathroom fitted with a bath with shower overhead, toilet and hand wash basin. The second and main bathroom has a corner shower, toilet and hand wash basin.

### EXTERNAL

This attractive development is surrounded by well tended and mature communal gardens with a number of planted borders lining the boundaries. There are benches conveniently positioned throughout, offering a place to relax and enjoy these secluded garden spaces. The development benefits from undercroft parking which is on a first come first serve basis and is accessed via the lift.

### LOCATION

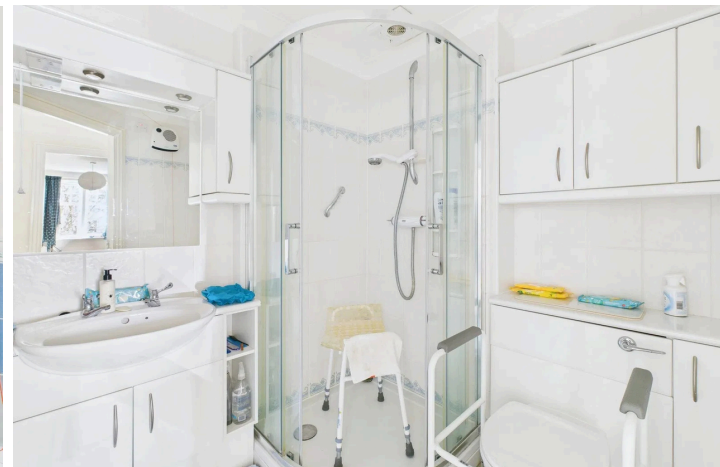
Situated In this sought-after road on the outskirts of Worthing town centre allowing easy access to a wide range of shops, pubs, restaurants and leisure facilities. Worthing seafront promenade can be found approximately 350 metres from the property. Worthing Central line railway station is approximately 1 mile away and offers links to both London and Brighton. If you should prefer to travel by bus you also have good access to a range of bus routes which will take you to the near by districts.

Tenure - Leasehold

Lease Length - 102 years remaining

Maintenance - £5819.60 per annum

Council Tax Band C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	85
(69-80) <b>C</b>		
(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		
England & Wales	EU Directive 2002/91/EC	

## Property Details:

Floor area \*as quoted by EPC: 786 SqFt

Tenure: Leasehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.