



Gainsborough Lodge | Southfarm Road | Worthing | BN14 7ED

£80,000





We are delighted to offer for sale this double bedroom ground floor retirement apartment, situated close to local shops, amenities & mainline train station. The property boasts one double bedroom, dual aspect lounge/diner facing both south and west, fitted kitchen, modern bathroom suite and is being sold with no ongoing chain.



Key Features

- Ground Floor Retirement Apartment
- Double Bedroom With Fitted Wardrobes
- South & West Facing Lounge/Diner
- South Facing Kitchen
- Newly Fitted Bathroom
- Beautifully Maintained Communal Gardens
- No Ongoing Chain



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

The property is situated on the ground floor west side of the development and can be accessed via the communal front door with security entry telephone system. The private front door opens into the entrance hallway, with doors to all rooms and access to a large storage cupboard. The dual aspect lounge/diner benefits from facing both south and west, transforming this well proportioned room into a light and airy space all year round. The kitchen has been fitted with an array of oak style wall and floor mounted units which have been topped with dark laminate worktops to create a smart and contemporary finish. The double bedroom measures a generous 12'11 x 8'5, providing plenty of space for a large double bed and benefitting from a built in wardrobe. The bathroom has been fitted with a modern three piece suite including, a shower, toilet and hand wash basin.

COMMUNAL AREAS This sought after retirement development has an abundance of communal facilities including: a south facing conservatory with views over the mature communal gardens, a residents lounge where group activities take place, a laundry room and multiple guest suites for relatives to book up and use.

EXTERNAL

The development has beautifully kept grounds with well stocked flower beds, areas of lawn and seating areas for residents to enjoy all year round. Off road parking is unallocated and is available to the rear of the development.

LOCATION

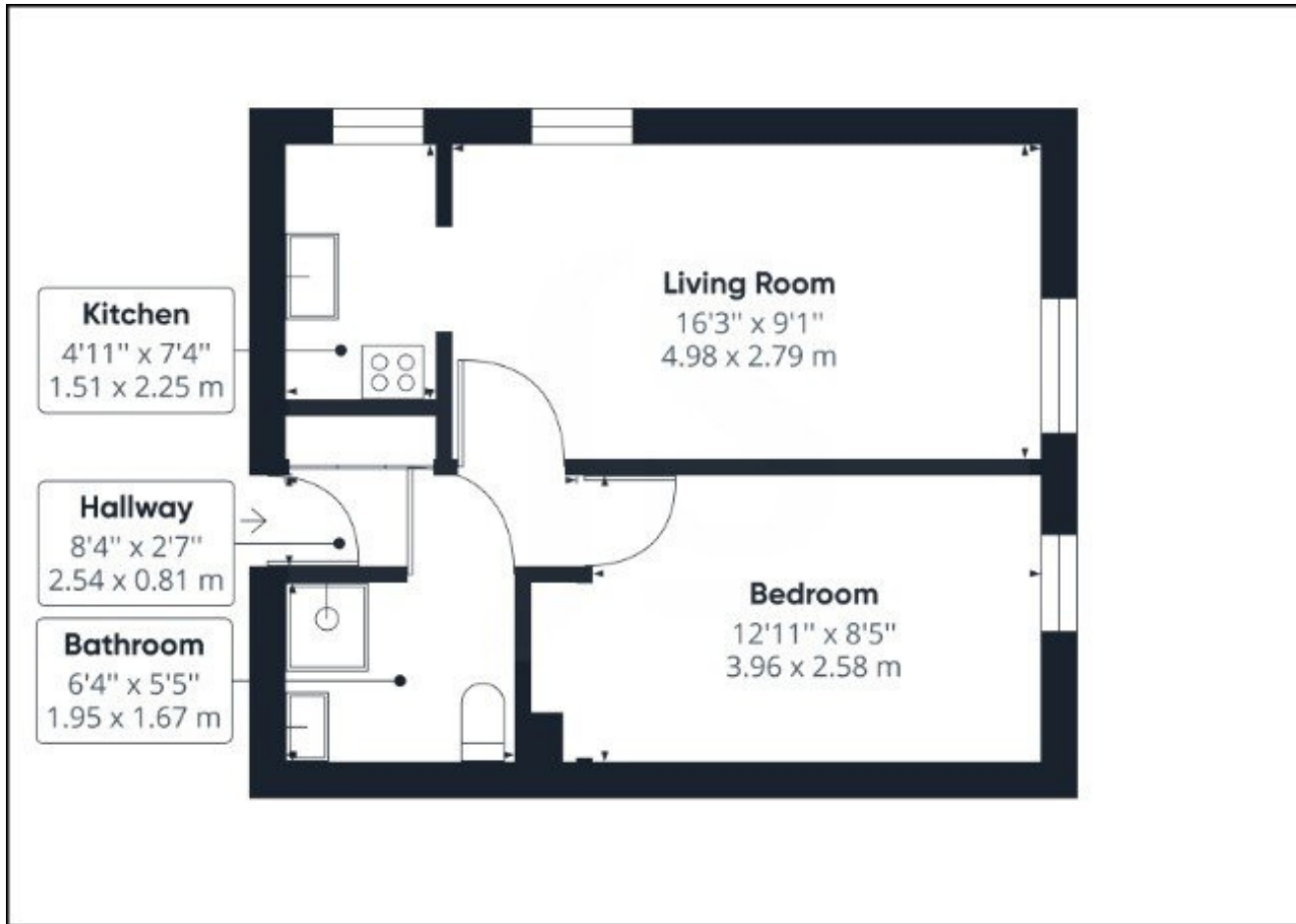
in this popular residential position being within easy reach of local shops in Broadwater village centre. Worthing Town Centre with its comprehensive range of shopping facilities and amenities is approximately one and a quarter miles away, whilst bus services to surrounding districts pass close by.

Council Tax: Band B

Lease 99 Years from January 2009

Maintenance £2,724 per annum including Ground Rent





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(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	

Property Details:

Floor area *as quoted by EPC: 388 Sqft

Tenure: Leasehold

Council tax band: B

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.