



Cambridge Lodge, Southey Road, Worthing

£170,000

Aspire Residential are delighted to bring to the market this modern ground floor retirement flat on the edge of Worthing's popular town centre. Internally the property comprises; entrance hallway with storage, double bedroom with built in wardrobe, shower room, lounge/diner and a kitchen. Externally the property benefits from a private terrace which is big enough for a small table and chairs. The communal facilities include, but are not limited; to a residents lounge, laundry room, treatment room and residents gardens. Locally, you will find shops, restaurants and transport links. Being sold with no forward chain.



Council Tax Band:


- Ground floor apartment
- Modern accommodation
- Minutes away from the seafront
- Communal facilities including a treatment room
- Ground rent - £653 p/a
- Private terrace for table and chairs
- Located on the edge of the town centre
- Local transport links
- Maintenance - £3700 p/a which includes water rates
- Lease -115 years approx.



Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal experience. The town's vibrant cultural scene is enriched by theatres, art galleries, and frequent events, creating a lively atmosphere. With its beautiful parks, such as Beach House Park and Highdown Gardens, Worthing provides green spaces for leisure and relaxation. The town's bustling town centre features a diverse array of shops, restaurants, and entertainment venues, contributing to its reputation as a welcoming and thriving community. Worthing's accessibility, rich history, and scenic beauty make it a sought-after destination for those seeking a coastal haven with a perfect blend of tradition and modernity.

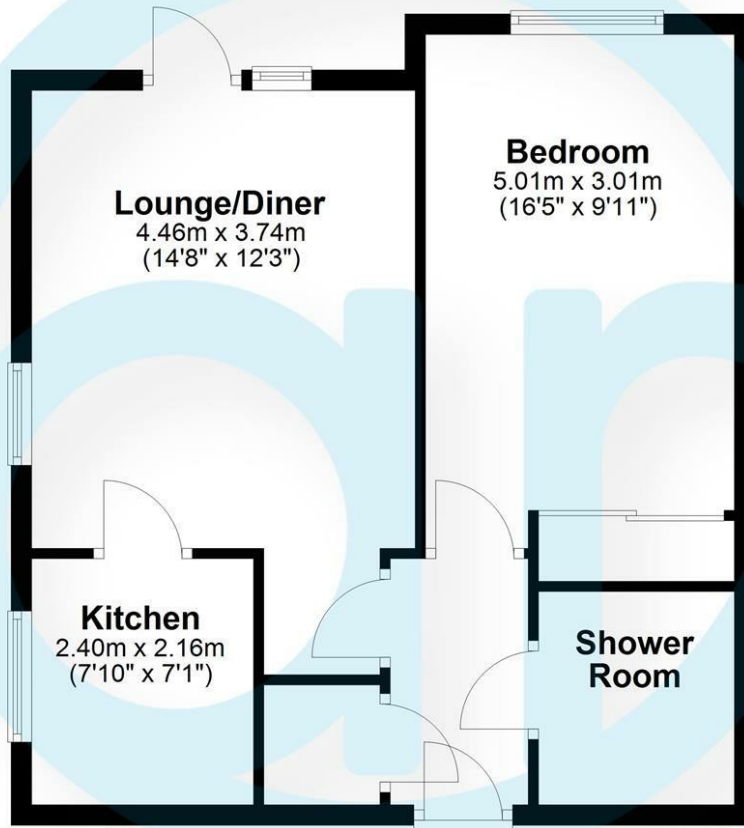


EPC Rating:

| Energy Efficiency Rating | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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  | |

Floor Plan

Approx. 49.7 sq. metres (534.9 sq. feet)



Total area: approx. 49.7 sq. metres (534.9 sq. feet)

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