



28 Cambridge Lodge, Southey Road, Worthing, BN11 3HT
Guide Price £170,000

and company
bacon
Estate and letting agents



Well presented one bedroom, second floor retirement apartment, located in the popular Cambridge Lodge development. Built in 2013, this property boasts a central location with convenient access to local shops, transport links and seafront. The apartment comprises entrance hall with large storage cupboard, 18ft lounge/diner, modern fitted kitchen with integrated appliances, modern shower room and double bedroom with built in double wardrobe. Residents benefit from a full-time house manager, communal lounge, well maintained communal gardens, laundry room, well being suite, guest suite and residents parking. Viewing highly recommended. CHAIN FREE.

- Retirement Apartment
- Central Worthing Location
- Second Floor
- Modern Kitchen & Bathroom
- Double Bedroom
- Communal Lounge
- Well-being Suite & Laundry Room
- Guest Suite
- Chain Free





Entrance

Telephone entry system. On site house manager's office. Stairs and passenger lift to second floor. Front door to:

Entrance Hall

'Caretech' emergency button/control panel. Heating thermostat. Large storage/airing cupboard with automatic light housing water tank & electricity meter.

Lounge/Diner

5.69m x 3.07m (18'8 x 10'1)

Double glazed window. Radiator. Telephone point. Television point. Coved and textured ceiling. Space for lounge and dining furniture. Door to:

Kitchen

2.36m x 2.34m (7'9 x 7'8)

Wood effect work surfaces incorporating single drainer sink unit with mixer tap over. Integrated 'Zanussi' appliances include a four ring electric hob with tiled splashback & extractor canopy over, oven/grill, fridge &

freezer. Matching soft close cupboards, drawers & wall units. Extractor fan. 'Dimplex' Heater. Two double glazed obscure glass windows. Wood effect vinyl flooring.

Bedroom

4.98m x 2.87m (16'4 x 9'5)

Maximum measurements taken.

Double glazed window. Radiator. Fitted wardrobe with mirrored sliding doors.

Shower Room

Step in shower cubical with sliding glass doors & grab rail. Vanity unit incorporating wash hand basin with mirrored storage cupboard above and further store cupboard below. Low level flush push button WC. Ladder style towel radiator. Tiled walls. Extractor fan.

Communal Facilities

Residents benefit from an on site house manager (Mon-Fri 09:00 - 17:00), large communal lounge, laundry room, well-being suite, guest suite (single £15

per night, double £20 per night), well maintained communal grounds.

Parking

Situated to the front and side of the development. Arranged on a first come - first served basis.

Required Information

Length of lease: 117 years

Annual service charge: £3,394 (Includes water rates & building insurance)

Service charge review period: TBC by Vendor.

Annual ground rent: £653

Ground rent review period: TBC by Vendor.

Council tax band: B

Version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

SECOND 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			
(69-80) C		73	75
(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.

