



110 Kings Hall, Worthing, BN11 2BS  
Guide Price £155,000

and company  
**bacon**  
Estate and letting agents



A delightful first floor, two bedroom retirement apartment situated close to the shops and seafront in Worthing town centre. The accommodation briefly comprises: entrance hall, lounge/diner, two bedrooms, kitchen and shower room suite. Benefits include double glazing, night storage heating and a passenger lift. The development has a 24 hour emergency pull cord system, residents lounge, communal laundry, hair dressing salon, two guest suites and house manager. Externally there are pleasing South facing communal gardens and residents off road parking. CHAIN FREE.

- Worthing Town Centre
- Retirement Apartment
- Two Bedrooms
- Refitted Shower Room/wc
- Kitchen
- 17'1 Lounge/Diner
- Residents Parking
- Communal Gardens & Facilities
- CHAIN FREE



### Communal Entrance & Hallway

Secure fob entry system. Stairs or passenger lift to:

### First Floor

Private door to:

### Entrance Hall

Double storage cupboard. Electrical consumer unit. Night storage heater. 24 hour call helpline for assistance/emergency care. Secure entry telephone.

### Lounge/Diner

5.21m into bay x 3.18m (17'1 into bay x 10'5)

Double aspect. Double glazed bay window. Further double glazed south aspect window. Night storage heater. Space for living and dining room furniture. Opening to:

### Kitchen

2.34m x 2.18m (7'8 x 7'2)

Roll top work surface having inset single drainer stainless steel sink with draining board. 4 ring electric hob with extractor fan over. Space and plumbing for washing machine. Fitted oven. Space and plumbing for under counter fridge/freezer. Space for further tall and freestanding fridge/freezer. Tiled splashback. Matching range of base units comprising of cupboards and drawers, further and matching eye level wall units. Double glazed window.

### Bedroom One

5.36m into wardrobe x 2.62m (17'7 into wardrobe x 8'7)

Double glazed window. Night storage heater. Mirrored double wardrobe with shelves and hanging space.

### Bedroom Two

3.15m x 1.96m (10'4 x 6'5)

Double glazed window. Night storage heater.

### Shower Room

2.03m x 2.26m (6'8 x 7'5)

White suite comprising of step in corner shower tray having wall mounted electric shower unit, hand rail and glazed sliding doors. Vanity unit having inset wash hand basin and cupboard space below. Mirror with lighting. Electric towel radiator. Wall mounted medicine cabinet. Extractor fan.

### Outside

### Communal Gardens

Delightful South facing communal gardens accessed from residents lounge. Laid to lawn with large patio areas with seating. Flower beds and borders

### Parking

Unallocated parking spaces with communal parking to the rear of the development.

### Communal Facilities

The development has a 24 hour emergency pull cord system, residents lounge, communal laundry, hair dressing salon, two guest suites and house manager. Access to Town Centre via rear gate.

### Required Information.

Length of lease: 63 years remaining

Annual service charge: Approximately £4214.50 per annum

Service charge review period: Annually

Annual ground rent: £240 per annum

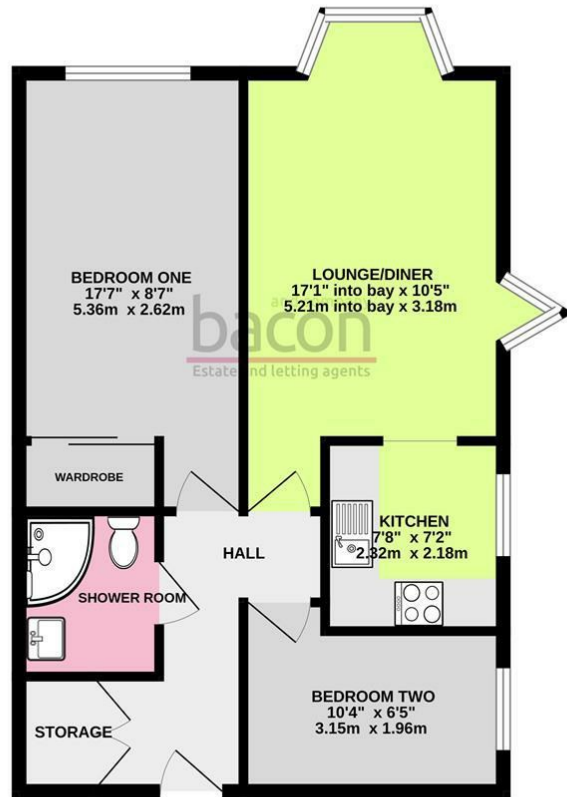
Ground rent review period: TBC by vendor

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.

FIRST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 592 sq.ft. (55.0 sq.m.) approx.  
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.  
 Made with Metropix ©2024

and company  
**bacon**  
 Estate and letting agents

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.



baconandco.co.uk

19 Chatsworth Road, Worthing, West Sussex, BN11 1LY

01903 521000

worthing@baconandco.co.uk