



19 Bakers Court Salvington Road, Worthing, BN13 2JY  
Guide Price £100,000

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Bacon & Co are delighted to offer for sale this very well presented one double bedroom first floor retirement apartment in the popular Bakers Court development, the block itself has the added benefits of being lift serviced throughout, also having access to well maintained communal grounds, guest suites and laundry space.

- First Floor Lift Serviced Retirement Apartment
- One Double Bedroom With Fitted Wardrobe
- Modern Fitted Shower Room
- Open Plan Lounge / Diner
- Access To Well Maintained Communal Areas
- On Site Warden
- Chain Free
- PVCU Double Glazed / Electric Heating



### Communal Entrance

North aspect via sliding automatic doors operated via a code system and security entry phone system.

### Communal Hall

The communal hall is spacious and inviting with stairs and lift which services all floors.

### Entrance Hall

4.45m x 0.99m (14'7 x 3'3)

Carpeted floor, wall mounted electric heater, wall mounted security telephone entry phone and warden call system, textured ceiling, single light fitting, fitted storage cupboard with various recessed shelving units.

### Bedroom

4.37m x 2.62m (14'4 x 8'7)

Carpeted floor, PVCU double glazed window, two wall mounted light fittings, single ceiling light fitting, textured ceiling, fitted double fronted wardrobe with hanging rail and shelving above, various power points, emergency pull cord.

### Modern Fitted Shower Room

1.88m x 1.75m (6'2 x 5'9)

Tile effect laminate floor, chrome ladder style heated



towel rail, low flush WC, contemporary hand wash basin with mixer tap and vanity unit below, fitted shower cubicle having an integrated Triton electric shower, wall mounted mirrors, wall mounted vanity unit with shelving and mirrored front, single light fitting, extractor fan, textured ceiling.

### Lounge / Diner

5.61m x 2.95m (18'5 x 9'8)

Carpeted floor, two wall mounted electric heaters, two wall mounted light fittings, TV point, various power points, single ceiling light fitting, textured ceiling, PVCU double glazed window, smoke detector, opening to;

### Modern Kitchen

2.64m x 1.75m (8'8 x 5'9)

Tile effect laminate flooring, roll edge laminate work surfaces with cupboards below and matching eye level cupboards with a high white gloss finish, integrated oven with four ring electric hob above, space and provision for washing machine, space for free-standing fridge freezer, inset stainless steel single drainer sink unit with mixer tap, PVCU double glazed window, various power points, textured ceiling.

### Outside



### Communal Grounds

Bakers Court development has beautiful south westerly private gardens, laid to patio area and majority laid to lawn with flower, shrub and tree borders. Also there is a communal clothes drying area and BBQ area. Other communal area consist of: Laundry room, guest suite, communal lounge and parking facilities.

### Lease Information

Maintenance: £2,377.92 pa

Ground Rent: £0 pa

Lease: Start Date 25/12/1985 - 60 years remaining.

### Council Tax

Band B

GROUND 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 |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   | 75                         | 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<br>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

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT

01903 524000

broadwater@baconandco.co.uk