



Park Road, Worthing, BN11 2BS
Guide Price £70,000

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A ground floor retirement apartment situated close to the shops and seafront in Worthing town centre. This particular apartment has a West aspect living room overlooking the communal gardens. Accommodation briefly comprises entrance hall, lounge/diner, double bedroom, 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.

- Chain Free
- One Bedroom
- Ground Floor Retirement Apartment
- Central Worthing Location
- West Aspect Living Room
- 24hr Emergency Pull Cord System
- Residents Lounge, Communal laundry & Two Guest Suites
- On Site House Manager



Communal Entrance

Secure door with hallway. Private door to:

Entrance Hall

Night storage heater. Telephone entry system. Emergency pull chord. Large airing cupboard with hot water tank and electrical consumer unit.

Lounge

5.49m into bay x 3.12m (18' into bay x 10'3)
Night storage heater. Double glazed West aspect bay window. Emergency pull chord. Opening to:

Kitchen

2.31m x 2.16m (7'7 x 7'1)
Roll edge work surface with inset single drainer sink with mixer tap. Four ring electric hob. Space and plumbing for washing machine. Space for fridge/freezer. Fitted eye level oven. Range of matching cupboard, drawers and eye level wall units. Tiled splashback.



Bedroom

4.27m x 2.64m (14' x 8'8)
Double glazed West aspect window. Night storage heater. Recessed wardrobe with shelving, hanging rail and mirrored sliding doors.

Shower Room/wc

Step in shower with grab rail, electric wall mounted shower, glazed sliding doors and drying area. Low level flush wc. Pedestal wash hand basin. Tiled walls. Electric towel rail. Dimplex fan heater.

Communal Facilities & Gardens

Residents lounge, communal laundry, hair dressing salon, two guest suites and house manager. Delightful South facing communal gardens, accessed from residents lounge.

Communal Parking

To the rear of the building. Arranged on a first come first served basis for residents and visitors.

Required Information



Length of lease: 63 years.

Annual service charge: £3,484

Service charge review period: Per annum.

Annual ground rent: £205.68

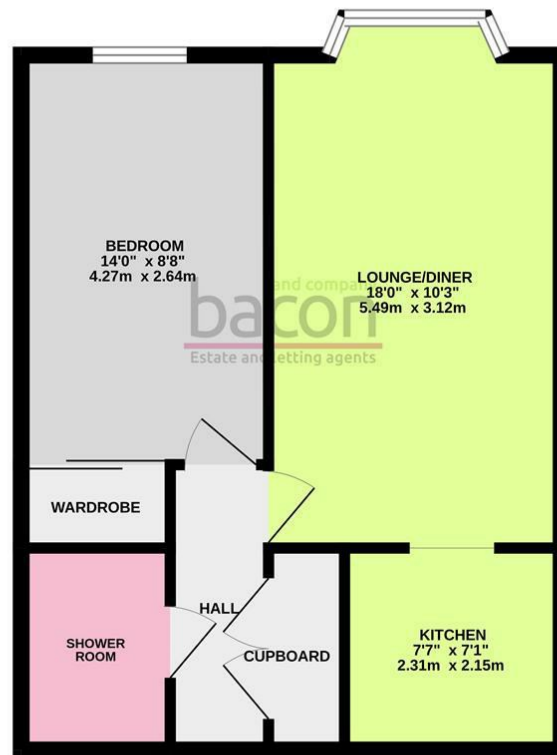
Ground rent review period: TBC

Council tax band: A

Version: 1

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

GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 467 sq.ft. (43.4 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	73	
(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.



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