



106 Kings Hall, Worthing, BN11 2BS
Guide Price £120,000

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A recently modernised first floor, one bedroom retirement flat with an already extended lease available for sale in the popular Kings Hall Park Road. Briefly, the accommodation comprises: entrance hall, lounge/dining room, modern kitchen, double bedroom, and shower room/WC. Externally, the property benefits from beautifully maintained, communal gardens, communal residents areas, un-allocated off-road parking. Conveniently placed in the town centre, Kings Hall is located within walking distance of local shops, restaurants, bars, hospital, and popular local transport routes, including Worthing mainline railway station and bus routes. CHAIN FREE.

- CHAIN FREE
- Central Worthing
- First Floor
- One Bedroom Retirement Flat
- Recently Modernised Throughout
- 122 Year Lease
- Maintained Communal Gardens and Areas
- Residents Parking



Communal Entrance and Hallways

Secure fob entry system. Stairs or passenger lift to:

First Floor

Private door to:

Entrance Hall

Telephone entry system. Emergency pull cord. Night storage heater. Recessed double storage cupboard with electrical consumer unit and space and plumbing for washing machine/tumble dryer.

Lounge/Dining Room

5.18m'2.74m into bay x 3.05m'1.22m (17'9 into bay x 10'4)

Double glazed bay window. Electric wall mounted radiator. Opening to:

Kitchen

2.13m'2.44m x 2.13m'0.61m (7'8 x 7'2)

Worksurface having inset single bowl drainer with mixer tap and draining board. Four ring electric 'Beko'

hob With extractor cooker, hood over. Fitted oven. Space for fridge/freezer. Matching range of gloss white cupboards and drawers. Tiled splashback surround. Extractor fan.

Shower Room/wc

Tiled walls. Step in Shower tray with glazed door, grab rail and electric 'Triton' shower. Pedestal wash hand basin with mixer tap. Close coupled WC. Towel radiator. Extractor fan. I will mounted mirror with LED light.

Bedroom

3.96m'1.83m x 2.44m'2.44m (13'6 x 8'8)

Double glazed window. Night storage heater. Recessed mirrored double wardrobe with shelving and hanging rail.

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

Residents 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.

Lease and Tenure

Length of lease: 122 years remaining

Annual service charge: £4,200 per annum

Service charge review period: TBC

Annual ground rent: £240 per annum

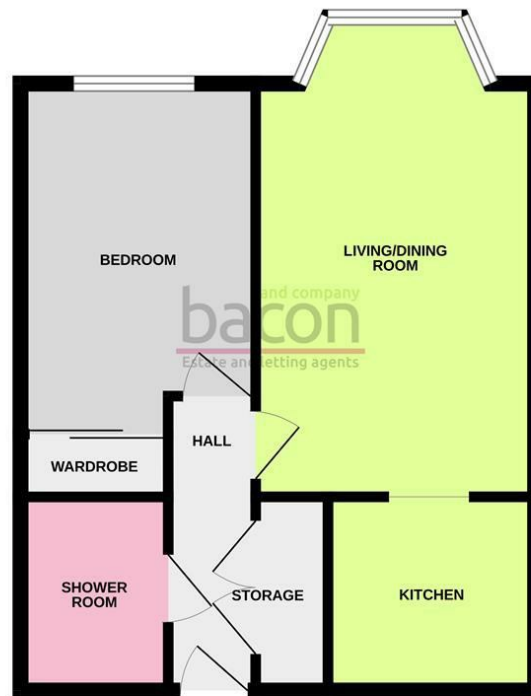
Ground rent review period: TBC

Council tax band: Band A

Draft version: 1

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

FIRST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 441 sq.ft. (41.0 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.
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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	

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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