



Park Road, Worthing



Asking Price
£90,000
Leasehold

- Ground Floor Apartment
- Spacious Double Bedroom
- Communal Garden
- Lift To All Floors
- Resident Amenities
- EPC Rating - C
- Bay Fronted Lounge
- Council Tax Band - A
- Newly Decorated
- New Flooring Throughout

We are delighted to offer to market this beautifully presented, newly decorated, ground floor retirement apartment ideally situated in this central Worthing location close to the town centre shops, the seafront, Worthing hospital, local parks, schools and the mainline station. Kings Hall comprises 57 properties and has a fantastic range of resident's amenities including a hairdressing salon, laundry room and two guest suites to name a few. The development manager is contactable via numerous points within each property along with a 24 hour emergency Appello call system. Accommodation offers entrance hallway, bay fronted lounge, kitchen, double bedroom and a shower room. Other benefits include being recently redecorated, having new flooring throughout, well maintained communal gardens, lift access to all floors and communal areas.

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Accommodation

Communal Hallway

Electronic Tag. Entry to communal hallway. Door to:

Hallway

Wall mounted electric storage heater. Emergency pull cord system. Large airing cupboard housing pre-lagged cylinder with a motion. Door to:

Lounge/ Diner 15'10" x 10'3" (4.83 x 3.13)

Double glazed bay window to front with view of communal garden. Wall mounted storage heater. Coving. Through way to:

Kitchen 7'10" x 7'2" (2.39 x 2.20)

Range of natural wood fronted base and wall units. Roll top working surfaces incorporating a stainless steel sink with drainer. Four ring electric hob with extractor fan over. Fitted waist level electric oven. Tiled splashbacks. Space and plumbing for washing machine. Coving. Space for a small table or further appliance.

Bedroom 16'2" x 8'11" (4.94 x 2.72)

Electric storage heater. Double glazed window looking out over communal gardens. Mirror fronted wardrobe with hanging space and storage over.

Shower Room 6'10" x 5'3" (2.09 x 1.62)

Large fitted shower cubicle with fitted shower. Low flush WC. Pedestal wash hand basin. Tiled splashbacks. Electric heated towel rail. Coving.

Tenure

Leasehold - 63 years remaining.

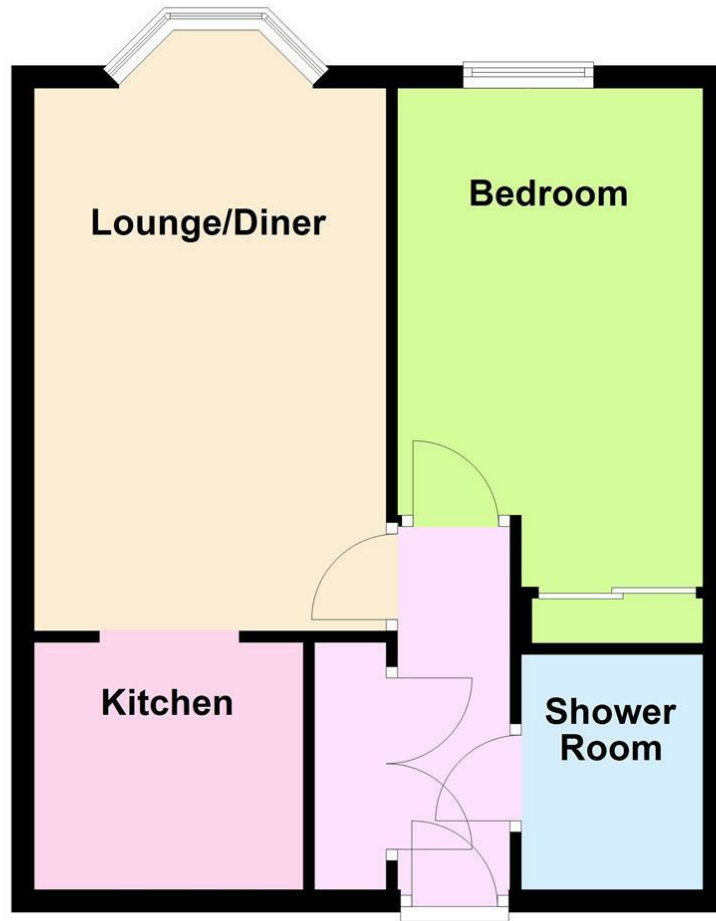
Annual Maintenance - £3,371.59

Annual Ground Rent - £205.68



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
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Floor Plan



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.