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Description

We are pleased to present this second floor retirement apartment, situated in popular West Durrington with local schools, shops, recreation grounds and bus routes all nearby.

Accommodation offers a double bedroom, spacious lounge, modern kitchen and shower room. The property also benefits from a residents' lounge and laundry room, communal gardens, parking, and no chain.

Key Features

- Second Floor Retirement Apartment
- Modern Kitchen
- Residents' Lounge
- Parking
- Spacious Lounge
- Communal Gardens
- Residents' Laundry Room
- Council Tax Band B





Communal Entrance

With lift to all floors and access to laundry room.

Entrance Hall

2.57 x 1.73 (8'5" x 5'8")

Electric storage heater, deep airing cupboard with shelving, further cupboard with shelving, and loft hatch.

Lounge

5.47 x 2.82 (17'11" x 9'3")

Double glazed window, electric storage heater, carpet and tv point.

Kitchen

2.41 x 1.79 (7'10" x 5'10")

A range of cream wall and base units with wood laminate working surfaces, stainless steel sink with drainer, space for electric oven, laminate flooring, space for fridge/freezer, and double glazed window.

Bedroom

3.68 x 2.91 (12'0" x 9'6")

Double glazed window, built in wardrobe with shelving, emergency cord alarm and electric storage heater.

Shower Room

Walk in shower with seat, electric shower, basin, flush WC and towel rail.

Communal Lounge

With seating area and in-house activities.

Communal Garden

Outside area with lawn and seating areas.

Parking

Secure entry with parking on a first come, first served basis.

Tenure

Leasehold with 59 years remaining. Annual Service Charge: £2,400.



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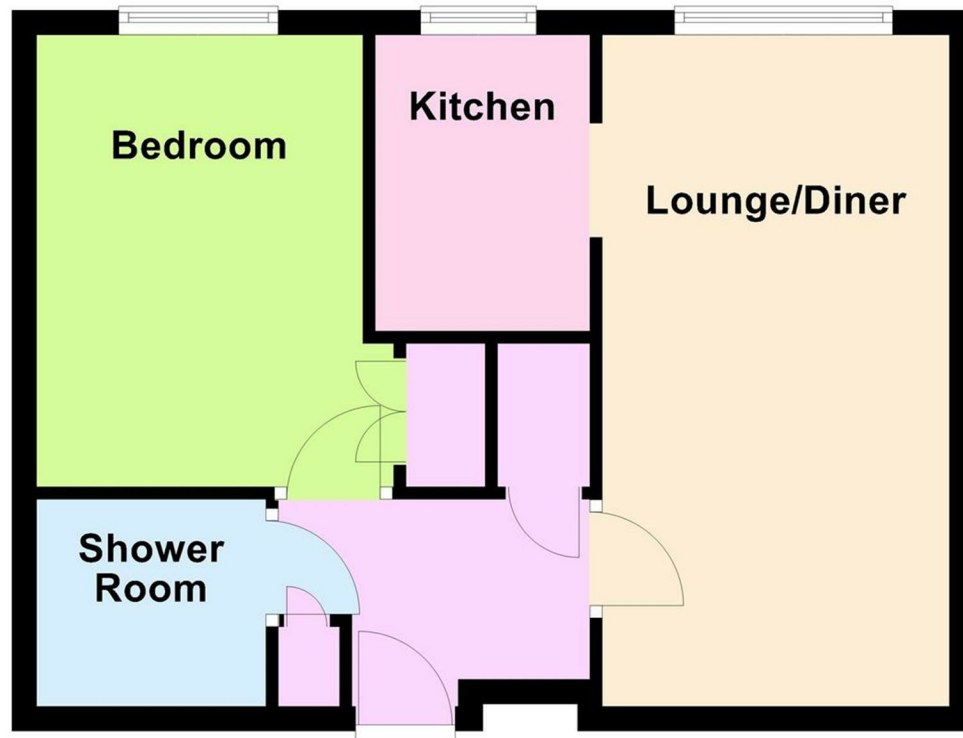
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Floor Plan Salvington Road

Floor Plan

Approx. 40.3 sq. metres (433.9 sq. feet)



Total area: approx. 40.3 sq. metres (433.9 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-34) E		
(21-38) F			(15-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.

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