



Cissbury Court, Findon Valley, Worthing BN14 0BF

Guide Price **£137,000**



Property Type: Retirement

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: C

- Retirement Flat
- Two Bedrooms
- Spacious Hallway
- Lounge/Diner
- Fitted Kitchen
- Beautiful Views over Cissbury Ring
- Bathroom
- Communal Gardens
- Communal Lounge
- Close to Local Shops & Doctors



This well-presented first-floor retirement flat offers secure entry, lift access, and stunning views over Cissbury Ring. Features include a spacious lounge/diner, fitted kitchen, two double bedrooms (one with wardrobes), storage, and a bathroom. Surrounded by communal gardens and Close to Findon Valley shopping parade which includes coffee shop, doctors surgery, library, Tesco and M&S express and also bus routes close by.



INTERNAL

Accessed via a secure communal entrance with an entry phone system, this well-presented first-floor apartment offers both comfort and convenience. The building benefits from both stairs and a passenger lift, ensuring easy access for all residents.

Upon entering through the private front door, you are welcomed into a generous entrance hall, which immediately conveys a sense of space. Two built-in airing and storage cupboards provide excellent capacity for household essentials and personal belongings, helping to keep the home neat and organized.

The bright and inviting lounge/diner is a real highlight of the property, boasting beautiful panoramic views over Findon Valley Parade and towards the iconic Cissbury Ring. This room enjoys plenty of natural light, creating a warm and welcoming atmosphere.

From here, double doors lead to the kitchen, which is fitted with a range of base and wall-mounted units offering storage and workspace. There is dedicated space for both a fridge and a freezer, and integrated oven, hob and extractor fan.

The apartment offers two double bedrooms, one of which benefits from fitted wardrobes, maximizing storage potential. The bathroom is equipped with a WC, wash hand basin, and a paneled bath, providing a practical and comfortable space.

EXTERNAL

The property is set in beautiful communal gardens with hedge and shrub borders, the off road parking is for residents and visitors.

SITUATED

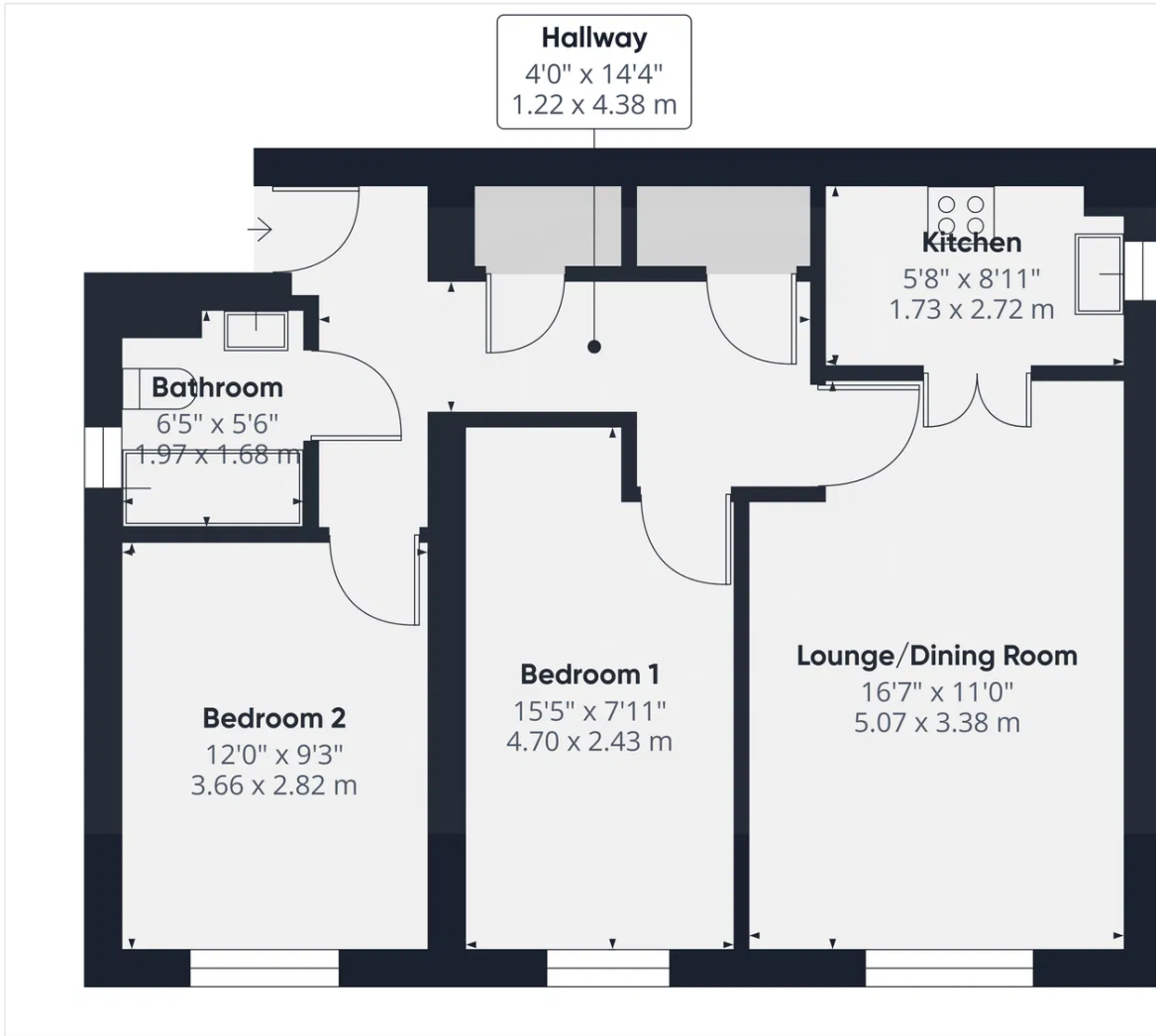
Discover the idyllic setting of Findon Valley, nestled at the foot of the South Downs National Park. Here, residents have the privilege of exploring fabulous scenic walks, with notable landmarks such as Cissbury Ring and The Gallops. Findon Valley and nearby Findon Village offer amenities to cater to residents' needs. From doctors' surgeries to a diverse selection of shops, restaurants and pubs, everything you need is within easy reach. For commuters and travelers, the property benefits from excellent transport links. The nearest railway station, West Worthing, is a mere 2.3 miles away, providing convenient access to regional and national rail networks. Additionally, bus routes run along the main road, offering further connectivity to surrounding areas. Easy access to major roadways, including the A24 and A27.

TENURE

Lease 95 Years Remaining
Ground Rent £290.69 every 6 months
Maintenance £3,232 every 6 months

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other one 55 years.





Approximate total area⁽¹⁾
615 ft²
57.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.