



Cissbury Court, Findon Valley, BN14 0BF

Guide Price **£55,000**



Property Type: Retirement

Bedrooms: 1

Bathrooms: 1

Receptions: 1

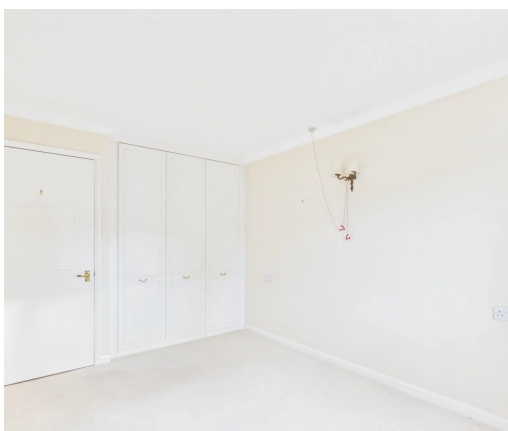
Tenure: Leasehold

Council Tax Band: B

- Retirement Flat
- Double Bedroom with Fitted Wardrobe
- Westerly Lounge/ Diner
- Fitted Kitchen
- Communal Lounge & Laundry Room
- Passenger Lift
- Well Maintained Communal Gardens
- Residents Parking
- Close to Local Shops & Amenities
- Chain Free

SUMMARY

A well presented first-floor retirement apartment, ideally positioned in the popular Findon Valley area, offering comfortable and low-maintenance living within a well-established development. Benefiting from lift access, the apartment features a bright west-facing lounge/diner, fitted kitchen, generous double bedroom with built-in wardrobe and a bathroom. Residents also benefit from a range of communal facilities, including a residents' lounge with kitchen facilities, guest suite and laundry room, together with attractive communal gardens, residents' and visitors' parking, part-time house management and a 24-hour Careline response system. The property is ideally situated for access to the South Downs National Park, local amenities and excellent transport links.





INTERNAL

The apartment is approached via a secure communal entrance with an entry phone system, providing controlled access into the building. Situated on the first floor, the property is conveniently accessed via either the staircase or a passenger lift. Upon entering the apartment, the entrance hall provides access to the principal rooms and offers a useful built-in airing and storage cupboard, providing additional space for household belongings. The lounge/diner is a good-sized and comfortable room, enjoying a pleasant westerly aspect which allows the room to benefit from a good amount of natural light throughout the afternoon and evening. There is ample space for both living and dining furniture, making this a practical room for everyday use. Glazed double doors lead through to the kitchen, creating a natural flow between the two areas. The fitted kitchen comprises a range of wall and base units with work surfaces over, providing useful storage and preparation space. There is a built-in oven with electric hob and extractor over, together with space for a fridge/freezer. The kitchen provides everything required for day-to-day use, with the opportunity for a new owner to update the space to their own taste if desired. The double bedroom is a well-proportioned room, also enjoying a westerly aspect and pleasant views over the communal gardens. There is ample space for bedroom furniture, along with a built-in wardrobe providing useful additional storage. Completing the accommodation is the bathroom, which is fitted with a three-piece suite comprising a bath, wash hand basin and WC. Overall, the apartment offers well-proportioned accommodation with a practical layout, good natural light and pleasant communal garden views, while also providing scope for some updating and modernisation to suit individual tastes.

COMMUNAL FACILITIES

The development offers a range of facilities designed to provide residents with comfortable, convenient and secure retirement living. These include a residents' communal lounge with kitchen facilities, a guest suite for visiting friends or family and a laundry room. There is also part-time house management on site, together with a 24-hour Careline response system, providing additional reassurance and peace of mind.

EXTERNAL

The property is set within attractive and well-maintained communal gardens, with established hedge and shrub borders creating a pleasant and welcoming environment for residents to enjoy. There is also off-road parking available for both residents and visitors, providing convenient parking close to the development.

SITUATED

Findon Valley enjoys an enviable position at the foot of the South Downs National Park, offering an excellent combination of peaceful surroundings and convenient access to local amenities. Residents can enjoy a variety of scenic walks and countryside, with popular landmarks including Cissbury Ring and The Gallops within easy reach. Nearby Findon Village and Findon Valley provide a good selection of everyday amenities, including doctors' surgeries, shops, restaurants and traditional pubs. For those requiring transport links, West Worthing railway station is approximately 2.3 miles away, providing access to the wider regional and national rail network. Regular bus services operate along the main road, while the A24 and A27 are also easily accessible, providing convenient connections towards Worthing, Brighton, Chichester and beyond.

TENURE & CHARGES

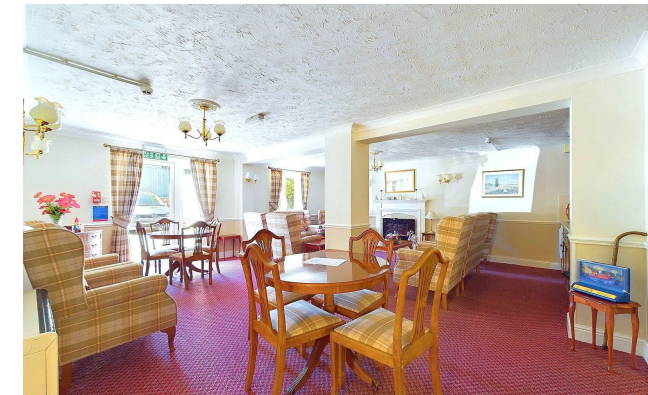
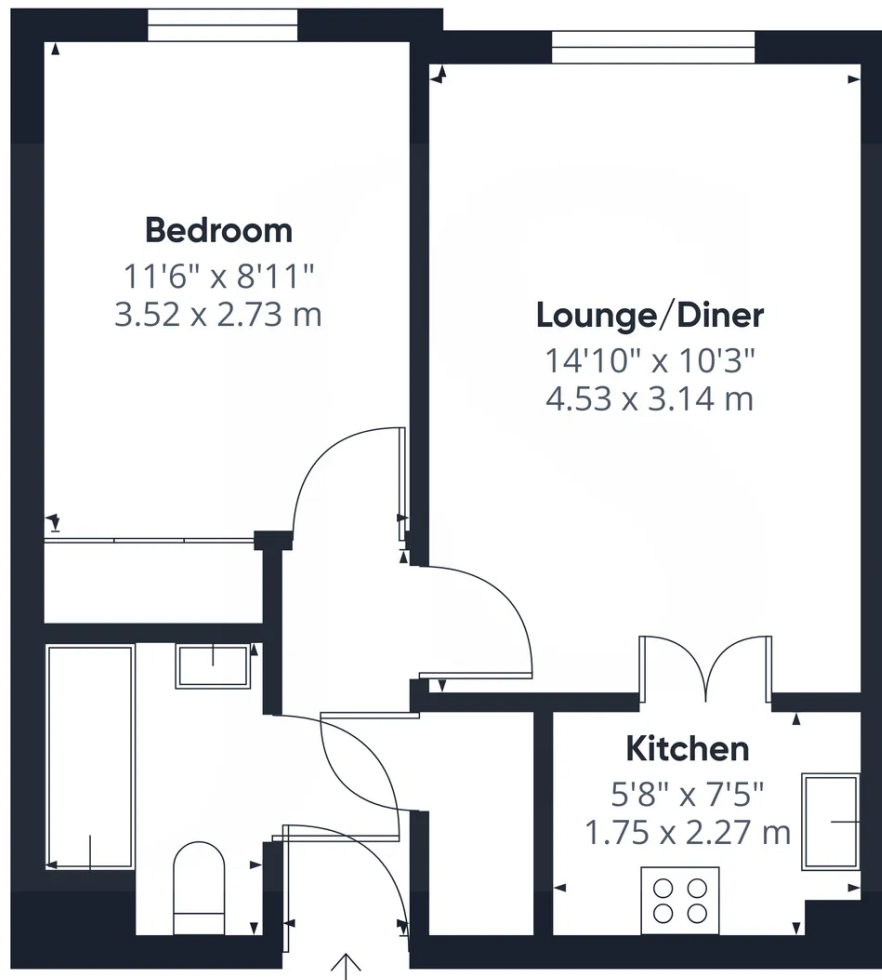
Tenure: Leasehold – approximately 95 years remaining

Maintenance: £2,175 per 6 months, including water bill

Ground Rent: £250 per 6 months APPROX- Reviewed Annually

Age Restriction: It is a condition of purchase that residents must be aged 60 or over. In the event of a couple purchasing the property, one resident must be over the age of 60 and the other must be aged 55 or over.





Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B		81	85
(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	

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.