



Birch Tree Court, Park Road, Worthing, BN11 2BY
£75,000



Property Type: Flat

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Council Tax Band: A

- Warden Assisted Second Floor Apartment
- East Facing Kitchen/Diner
- One Double Bedroom
- Well Maintained Communal Gardens
- Fitted Bathroom
- Passenger Lift
- Full Time Onsite Residents Manager
- Communal Parking, Laundry Room & Guest Suites
- Close To Worthing Town Centre, Worthing Hospital & Other Local Amenities
- No Ongoing Chain

We are delighted to offer for sale this spacious second floor retirement apartment situated close to Worthing town centre, local shops, amenities and Worthing hospital. The apartment boasts one double bedroom, east facing kitchen/diner, modern fitted kitchen, fitted bathroom, communal laundry room/living room/guest suites, communal parking and sold with no ongoing chain.





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Internal The apartments private front door opens into the welcoming entrance hall, with access to all rooms and a large storage cupboard. Positioned at the front of the apartment is the bay fronted, east facing living/dining room which measures 'x' and has plenty of space for both living and dining room furniture. The kitchen is positioned just off this room and has been fitted with an array of white gloss wall and floor mounted units, topped with grey laminate worktops to create a smart contemporary finish. The bedroom is situated parallel to the living room and measures a generous 'x'. This room can comfortably fit a large double bed, alongside various other free standing furniture and a built in wardrobe. The bathroom has been fitted with a three piece suite including a bath with shower overhead, toilet and hand wash basin.

External There are beautifully maintained communal grounds surrounding the development, with communal residents parking situated to the rear on a first come first serve basis. There are multiple communal facilities including a laundry room, multiple seating areas, a communal kitchen and living room which has direct access out onto the mature communal gardens.

Situated This property is situated on a highly sought-after road in central East Worthing. It is within 600 meters of Worthing Seafront and less than half a mile from the town centre, providing convenient access to popular restaurants and cafes in the vicinity. Worthing hospital is located across the road from the development, with bus routes running along Lyndhurst road.

Tenure Leasehold

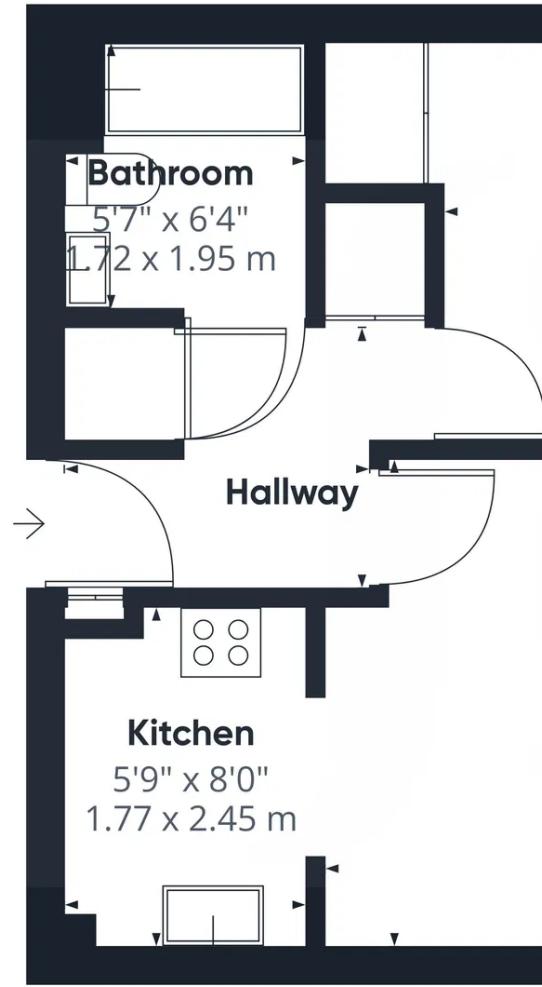
Lease Length

Maintenance

Ground Rent

Council Tax Band A





Whilst we endeavour to make out 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 purpose 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(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		