



Kings Hall, Park Road, Worthing, West Sussex, BN11 2BS
£85,000



Property Type: Retirement

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Council Tax Band: A

- Ground Floor Retirement Apartment
- One Double Bedroom
- Spacious Living Room
- Fitted Kitchen
- Stunning Communal Gardens
- Communal Resident Parking
- 300 Metres To Worthing Town Centre
- 350 Metres To Worthing Seafront
- Sought-After Retirement Development
- No Ongoing Chain

Jacobs Steel are delighted to present this well-appointed ground floor retirement apartment, ideally situated in the very heart of Worthing Town Centre, offering convenient access to a wide range of local amenities, shops, and transport links. The property features a generously sized double bedroom, a bright and spacious living room with pleasant views over the well-maintained communal gardens, and a separate kitchen conveniently located just off the main reception space. A modern three-piece bathroom suite completes the accommodation. Residents further benefit from access to a welcoming communal lounge, attractive landscaped gardens with ample seating areas, and residents' parking located to the rear of the development, making this an ideal choice for comfortable and convenient retirement living.





Internal Step inside to a bright and welcoming entrance hallway, thoughtfully arranged to provide easy access to all principal rooms. This central space offers a practical introduction to the home while creating a natural flow throughout the accommodation. The living area is generously proportioned and highly adaptable, comfortably accommodating both lounge and dining furniture. There is ample space for multiple seating arrangements alongside a dining table, making it well suited to everyday living as well as entertaining. Its layout allows for flexibility, giving buyers the freedom to configure the room to suit their needs. Positioned just off the living space, the kitchen is both functional and well planned. It features a range of wall and base units, providing good storage alongside ample worktop space for food preparation. The layout ensures everything is within easy reach, making it a practical environment for both regular cooking and day-to-day convenience. The property is completed by a neatly presented three-piece bathroom suite, designed with simplicity and ease of maintenance in mind. Well arranged and functional, it serves the home efficiently while maintaining a clean, modern feel. Overall, the property offers a well-balanced combination of space, practicality, and comfort, making it an appealing option for a range of buyers looking for a home they can easily adapt to their own style.

External The development itself offers a wonderful sense of community, enhanced by a spacious and well-maintained communal lounge. This inviting area provides ample seating, creating the perfect environment for residents to relax, socialise, or enjoy a change of scenery from their private accommodation. With direct access leading out to the beautifully kept, south-facing communal gardens, it's an ideal spot to take advantage of sunny days and enjoy the outdoors in a pleasant setting. Externally, the property further benefits from residents' parking located to the rear of the building, offering both convenience and peace of mind. This practical feature ensures easy access for homeowners and visitors alike, adding to the overall appeal and functionality of this well-rounded development.

Location This superb location places you less than 300 metres from both the beautiful seafront and the vibrant town centre. You'll be perfectly positioned to enjoy some of the area's finest restaurants, independent cafés, and boutique shops, all just a short stroll from your doorstep. For leisure and wellbeing, the award-winning Splashpoint Leisure Centre is only moments away, featuring two swimming pools, a relaxing spa, and a fully equipped gym. The surrounding area also offers an abundance of green space, with three picturesque parks nearby and a charming sea-themed children's playground located adjacent to Splashpoint. Commuters are equally well catered for, with Worthing's mainline train station providing regular services along the south coast and direct routes to London, making this a prime location for both coastal living and convenient city connections.

Tenure Leasehold

Lease Approximately 61 years Remaining

Maintenance £3722.00 Per Annum

Ground Rent £102.84 Per 6 Months

Council Tax Band A





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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.