



Birch Tree Court Park Road, Worthing, BN11 2BY
Guide Price £99,950

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A two bedroom second floor retirement apartment situated in Worthing Town Centre. Briefly the accommodation comprises; entrance hall, living room, kitchen, two bedrooms and shower room/wc. Communal facilities including house manager, communal lounge & kitchen, laundry room and guest rooms. Externally there is off road parking on a first come first serve basis and communal gardens. The property is within close proximity to shops, public transport services, passing through Beach House Park on an enjoyable walk on route to the seafront, hospital and amenities. CHAIN FREE.

- Central Worthing
- Two Bedroom
- Retirement Flat
- Modern Shower Room/wc
- Communal Facilities
- Residents Parking
- CHAIN FREE





Communal Entrance

Secure entry via fob and power assisted door to:

Communal Hallway

Stairs or passenger lift to:

Second Floor

Well-maintained hall ways with private door to:

Entrance Hall

Night storage heater. Telephone entry system. Emergency pull chord with speaker system. Two recessed storage cupboards with one housing electrical consumer unit, the other being shelved with space and plumbing for washing machine.

Lounge/Diner

4.45m x 3.53m max (14'7 x 11'7 max)

West aspect. Double glazed window overlooking communal garden. Night storage heater. Wall lighting. Emergency pull cord. Opening to:

Kitchen

3.12m x 1.73m (10'3 x 5'8)

Roll edge worksurface having insect stainless steel single draining sink with Swan neck mixer tap and draining board. Four ring Zanussi hob with concealed extractor fan over. Fitted Zanussi oven. Space for tall fridge/freezer. Matching range of cupboards, drawers and eyelevel wall unit. Emergency pull cord.

Bedroom One

4.45m x 2.74m (14'7 x 9'0)

West aspect. Double glazed window overlooking communal gardens. Night storage heater. Emergency pull cord. Freestanding triple wardrobe with shelving, hanging rail and drawers.

Bedroom Two

3.45m x 2.08m (11'4 x 6'10)

West aspect. Double glazed window overlooking communal gardens. Night storage heater. Emergency pull cord.

Shower Room/WC

White suite comprising step in shower tray with glazed screen surround, grab rail, and 'Mira' electric shower. Built in vanity unit having wash hand basin and mixer tap, cupboard below and concealed cistern WC. Electric ladder style towel radiator. Extractor fan. Emergency pull cord. Shaving socket with light.

Communal Facilities

House manager. Communal lounge and kitchen. Laundry Room. Guest rooms.

Communal Garden

Well maintained communal gardens and grounds located within the development. Areas for seating and socialising.

Residents Parking

Situated to the front of the development. Arranged on a first come first served basis.

Lease Information and Council Tax Band

Length of lease: 72 years remaining

Annual service charge: Approximately £362 per month

Service charge review period:

Annual ground rent: £120 per annum

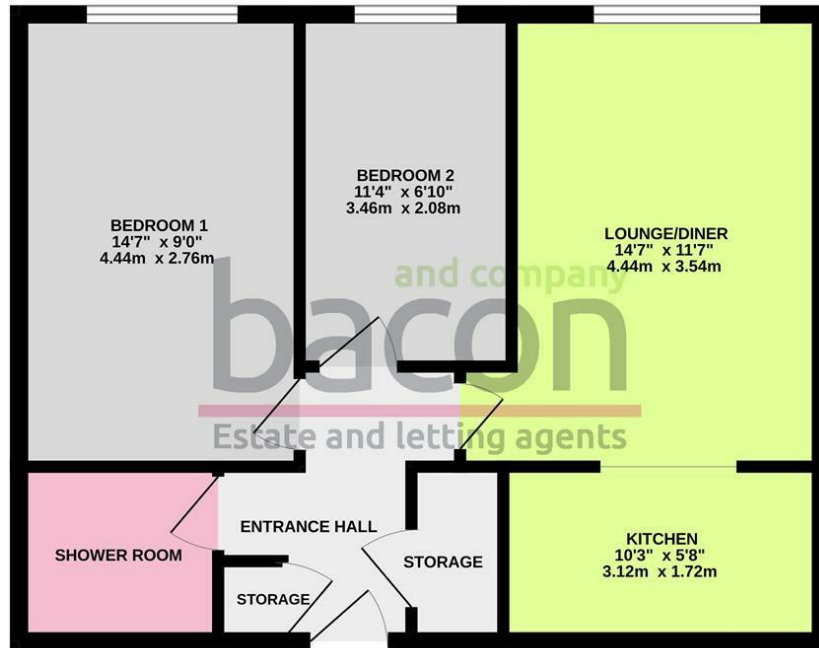
Ground rent review period:

Council tax band: Band B

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

SECOND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 549 sq.ft. (51.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT

01903 524000

broadwater@baconandco.co.uk

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