



**Gainsborough Lodge, 136, South Farm Road, Worthing, BN14 7ED**  
**£75,000**



**Property Type:** Flat

**Bedrooms:** 1

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** B

- Ground Floor Retirement Apartment
- Generous Double Bedroom With Built-In Wardrobe
- Dual Aspect Lounge/Diner
- South Facing Aspects
- Modern Fitted Kitchen
- Contemporary Bathroom Suite
- Excellent Communal Facilities
- Beautifully Kept Communal Gardens
- Popular Residential Location
- No Ongoing Chain

Jacobs Steel are delighted to offer for sale this well-presented ground floor retirement apartment, ideally positioned on the west side of this popular development and within easy reach of local shops and amenities in Broadwater. The property features a generous double bedroom with built-in wardrobe, a bright and spacious south facing lounge/diner, a fitted kitchen and a contemporary bathroom suite. Residents benefit from a range of excellent communal facilities including a residents' lounge, conservatory, guest suites and beautifully maintained gardens. Offered for sale with no ongoing chain, this property presents an ideal opportunity for comfortable and secure retirement living.





**Internal** The apartment is located on the ground floor on the western side of this well-regarded development and is accessed via a secure communal entrance with an entry phone system. The private front door opens into a welcoming entrance hallway, which provides access to all principal rooms and features a generously sized storage cupboard, ideal for everyday household items. The spacious south facing lounge/dining room enjoys a wealth of natural light that floods the room throughout the day and creating a bright, airy atmosphere. The room is well proportioned, offering ample space for both comfortable seating and dining furniture. The kitchen has been fitted with a range of white wall and base units, complemented by white laminate work surfaces, creating a smart and contemporary appearance while offering plenty of storage and preparation space. The double bedroom measures a generous 12'7 x 8'1 and comfortably accommodates a large double bed along with additional bedroom furniture. A built-in wardrobe provides convenient storage. The bathroom is fitted with a modern three-piece suite comprising a shower, WC and hand wash basin, finished in a clean and practical style.

**Communal Amenities** This popular retirement development offers an excellent range of communal facilities designed to enhance residents' comfort and lifestyle. These include a south-facing conservatory overlooking the well-maintained communal gardens, a residents' lounge where social events and group activities are regularly held, a communal laundry room, and several guest suites which can be booked for visiting friends or family members.

**External** The development is surrounded by beautifully maintained grounds, featuring mature planted borders, neatly kept lawned areas and a number of seating spaces for residents to enjoy throughout the year. Unallocated off-road parking is available to the rear of the development on a first-come, first-served basis.

**Location** The property is ideally situated in this popular residential location, within easy reach of local shops and amenities in Broadwater village centre. Worthing town centre, offering a comprehensive range of shops, services and leisure facilities, is approximately one and a quarter miles away. Regular bus services to surrounding areas pass close by, providing convenient transport links.

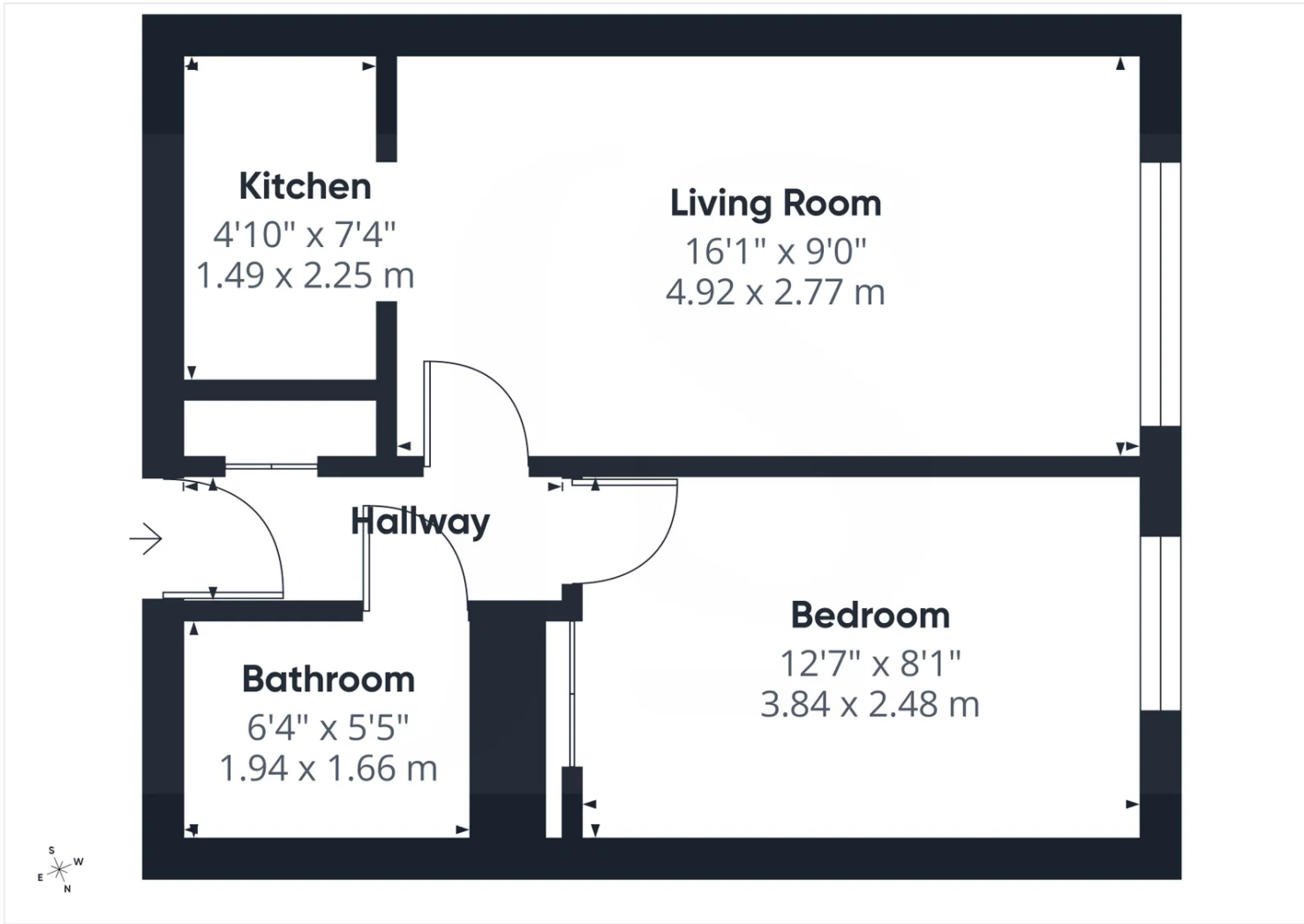
**Council Tax:** Band B

**Tenure:** Leasehold

**Lease Term:** 99 years from January 2009

**Maintenance Charge:** £3,460 Per annum Including Ground Rent





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.