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TBC





## Description

We are pleased to present this first floor retirement apartment, situated in popular West Durrington with local schools, shops, recreation grounds and bus routes all nearby. The property is located within a well-maintained development offering lift access, communal facilities, and secure entry. The accommodation includes a spacious lounge overlooking the communal gardens, a fitted kitchen, a generous double bedroom, and a shower room, providing comfortable and convenient retirement living.

## Key Features

- First floor retirement apartment with lift access
- Secure communal entrance and entry phone system
- Spacious lounge with garden outlook
- Fitted kitchen with electric hob and oven
- Large double bedroom with built-in storage
- Shower room with walk-in electric shower
- Emergency pull cord system
- Communal gardens with seating areas
- Secure parking on a first come, first served basis
- Council Tax Band B | EPC Rating TBC | Chain Free



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#### Communal Entrance

With lift to all floors and access to laundry room.

#### Entrance Hall

Telephone entry system, electric storage heater, deep airing cupboard with shelving and electric water heater, further deep cupboard, and carpet.

#### Lounge

**6.39 x 2.94 (20'11" x 9'7")**

Electric storage heater, emergency pull cord system, TV point, WIFI point, double glazed south west window overlooking the communal garden, and space for table.

#### Kitchen

**2.73 x 1.76 (8'11" x 5'9")**

Range of wall and base units, stainless steel sink with drainer, plumbing for washing machine, four ring electric hob with black splashback tiles, extractor fan, and electric oven.

#### Bedroom

**4.53 x 3.54 (14'10" x 11'7")**

Large double bedroom with south west facing double glazed window, emergency pull cord system, large storage cupboard with shelving and rail.

#### Bathroom

Walk in electric shower, white basin with mirror above, fully tiled walls, towel rail, WC and extractor fan.

#### Communal Gardens

Outside area with lawn and seating areas.

#### Parking

Secure entry with parking on a first come, first served basis.

#### Tenure

Leasehold with approximately 59 remaining.

Service Charge: £217 per month.



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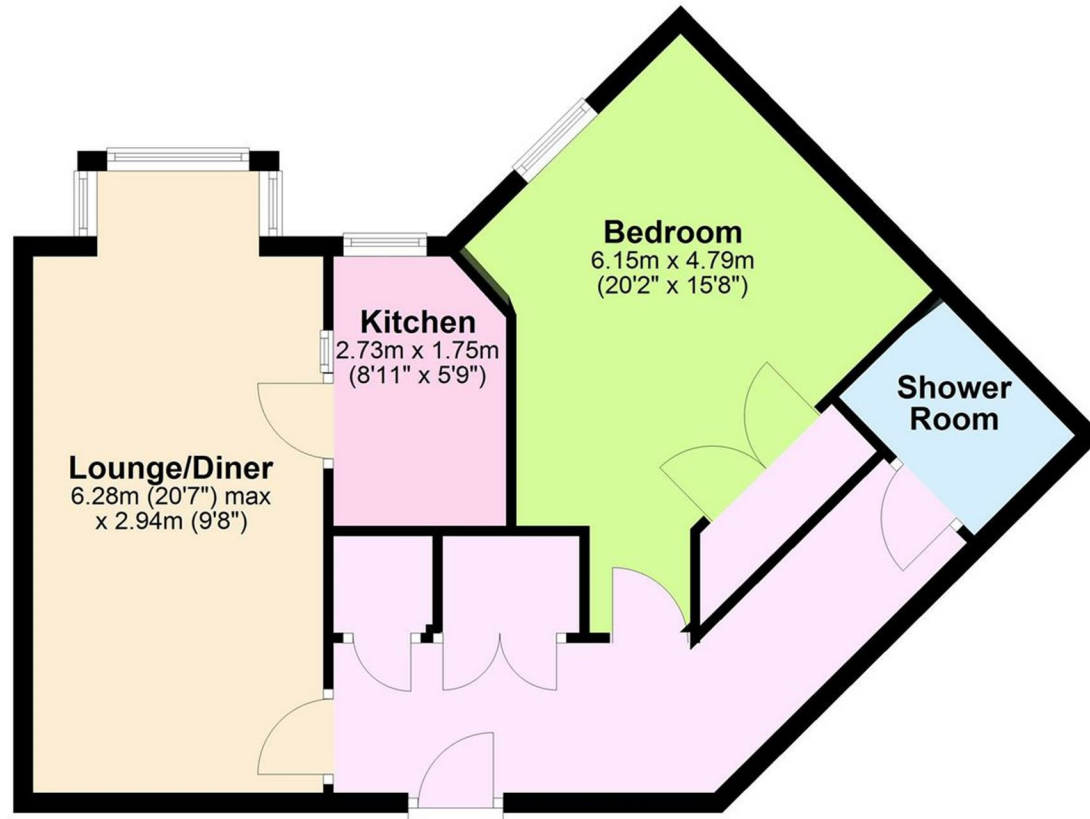
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## Floor Plan Salvington Road

### Floor Plan

Approx. 55.5 sq. metres (596.9 sq. feet)



Total area: approx. 55.5 sq. metres (596.9 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(35-48) <b>D</b>		
(39-54) <b>E</b>			(21-34) <b>E</b>		
(21-38) <b>F</b>			(11-20) <b>F</b>		
(1-20) <b>G</b>					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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