



Gainsborough Lodge, 136, South Farm Road, Worthing, BN14 7ED
£70,000



Property Type: Retirement

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: B

- Ground Floor Retirement Apartment
- One Double Bedroom
- Dual Aspect Living/Dining Room
- Fitted Kitchen & Bathroom
- Well Presented Throughout
- Secure Unallocated Residents Parking
- Excellent Communal Facilities
- Beautifully Kept Communal Gardens
- Close To Local Shops, Amenities & Bus Routes
- No Ongoing Chain

Jacobs Steel are delighted to offer for sale this well-presented ground floor retirement apartment, situated within the highly regarded Gainsborough Lodge development and conveniently located close to local shops, bus routes and Worthing's mainline railway station. The property features a generous double bedroom with fitted wardrobes, a bright dual aspect lounge, a fitted kitchen and a shower room. Residents benefit from a range of excellent communal facilities including a residents' lounge, guest suite, communal gardens, laundry room, mobility scooter storage and resident parking. Offered for sale with no ongoing chain.





Internal The apartment is situated on the ground floor of this popular retirement development and is accessed via a secure communal entrance with entry phone system. The private front door opens into a welcoming entrance hallway providing access to all rooms and featuring a useful storage cupboard housing the hot water tank, along with an emergency pull-cord system and wall mounted electric heater. The bright and spacious dual aspect lounge benefits from excellent natural light and offers ample space for both seating and dining furniture. Additional features include coving, a telephone point and wall mounted intercom system. The kitchen is fitted with a range of base and wall mounted units complemented by metro-style tiled splashbacks, rolled edge work surfaces and a stainless steel sink with mixer tap. There is space for an electric cooker and fridge/freezer, along with laminate wood flooring. The double bedroom measures a generous 8'5" x 12'9" and enjoys a pleasant outlook over the communal gardens. The room further benefits from fitted wardrobes providing hanging space and shelving, a TV point and wall mounted electric heater. The shower room is fitted with a modern suite comprising a shower cubicle with fitted Mira shower, low level WC and pedestal wash hand basin with mixer tap. Additional features include tiled walls and a heated towel rail.

Communal Facilities Gainsborough Lodge offers an excellent range of communal facilities designed to support comfortable and independent retirement living. Residents benefit from a 24-hour emergency alarm call system and the assistance of an on-site estate manager for additional peace of mind. Further amenities include a communal residents' lounge, guest suite for visiting family and friends, communal laundry room, mobility scooter storage and beautifully maintained shared gardens.

External The development is surrounded by attractive communal grounds with well-maintained lawned areas, mature planting and seating spaces for residents to enjoy throughout the year. Resident parking is available on-site.

Situated The property is ideally situated within easy reach of local shopping facilities, bus routes and Worthing mainline railway station, providing convenient transport links to surrounding areas. Worthing town centre, with its comprehensive range of shops, restaurants and leisure facilities, is also close by.

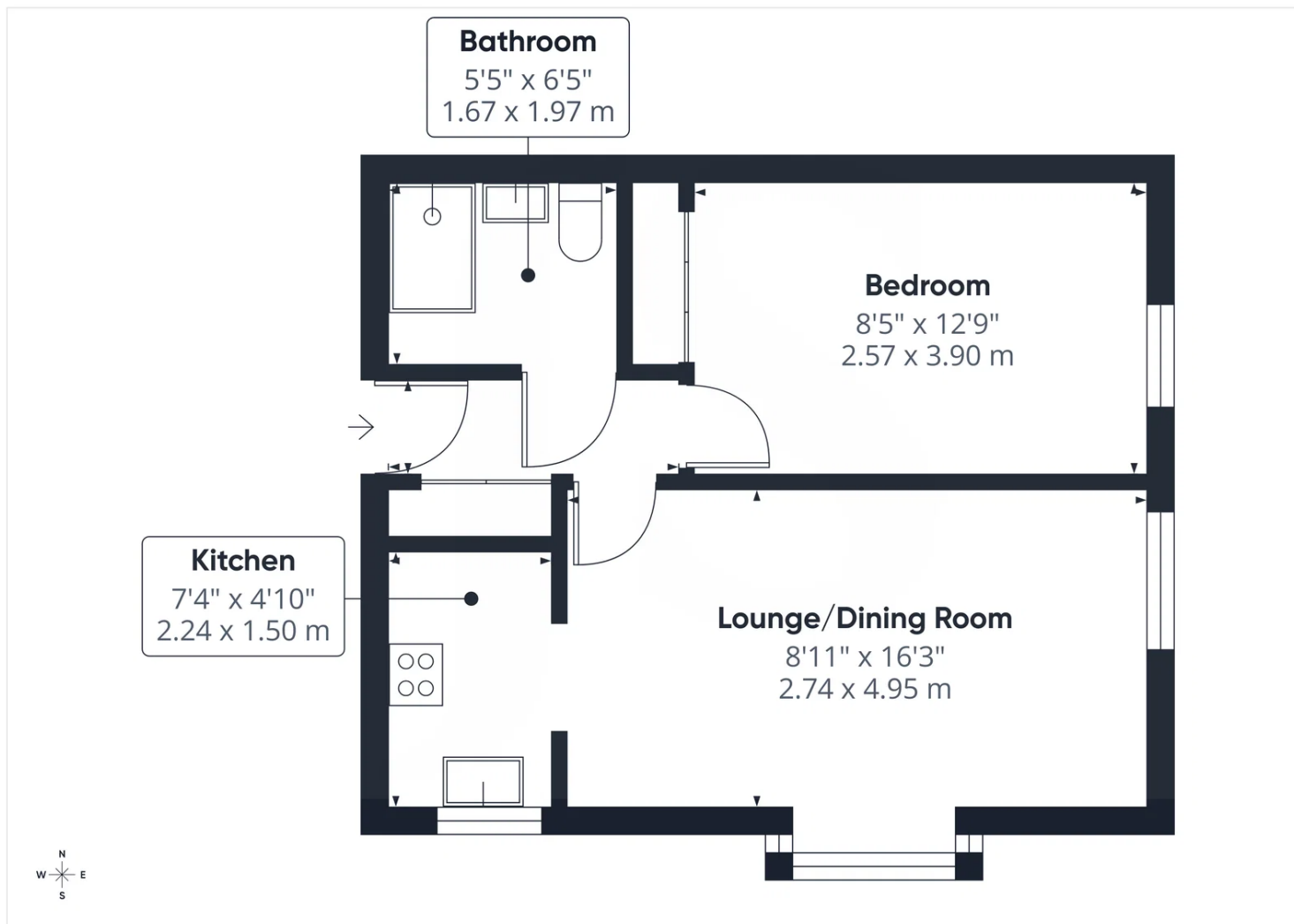
Council Tax Band B

Tenure Leasehold

Lease Length 79 Years Remaining

Maintenance £288.38 per month





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(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.