



**Cissbury Court, Findon Road, Worthing BN14 0BF**

Offers Over **£85,000**



**Property Type:** Retirement

**Bedrooms:** 1

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** B

- Retirement Flat
- Double Bedroom with Fitted Wardrobe
- Well Presented
- Communal Lounge & Laundry Room
- Fitted Kitchen
- Well Maintained Communal Gardens
- Residents Parking
- Close to Local Shops & Amenities
- Warden on Site
- Passenger Lift



We would love to offer this well presented 1st floor retirement flat in Findon Valley. The property benefits from a double bedroom with built in wardrobes, lounge/diner, kitchen and modern shower room. Close to Findon Valley shopping parade which includes coffee shop, doctors surgery, library, Tesco and M&S express and also bus routes close by.



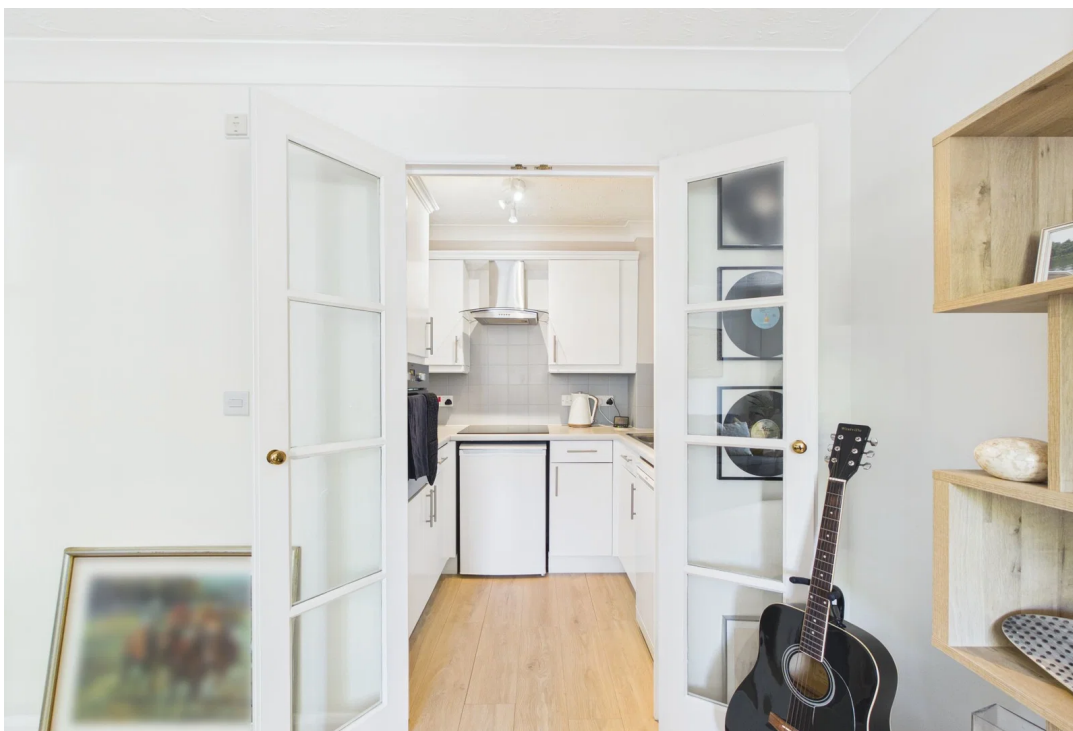
## INTERNAL

Secure entry into Cissbury Court. Stairs and lift to all floors, there is a warden on site and a range of communal facilities including a residents lounge, laundry room and a guest suite. Entrance hall with handy store cupboard. The lounge/diner opens into the kitchen area which has a range of matching units with worktop over, integrated oven, electric hob and extractor over, white

EXTERNAL The property is set in communal gardens with hedge and shrub borders, the off road parking is for residents and visitors.

## SITUATED

Discover the idyllic setting of Findon Valley, nestled at the foot of the South Downs National Park. Here, the goods included. The double bedroom has a built in wardrobe and the property has a modern shower room. Residents have the privilege of exploring fabulous scenic walks, with notable landmarks such as Cissbury Ring and The Gallops. Findon Valley and nearby Findon Village offer amenities to cater to residents' needs. From doctors' surgeries to a diverse selection of shops, restaurants and pubs, everything you need is within easy reach. For commuters and travelers, the property benefits from excellent transport links. The nearest railway station, West Worthing, is a mere 2.3 miles away, providing convenient access to regional and national rail networks. Additionally, bus routes run along the main road, offering further connectivity to surrounding areas. Easy access to major roadways, including the A24 and A27.



## TENURE

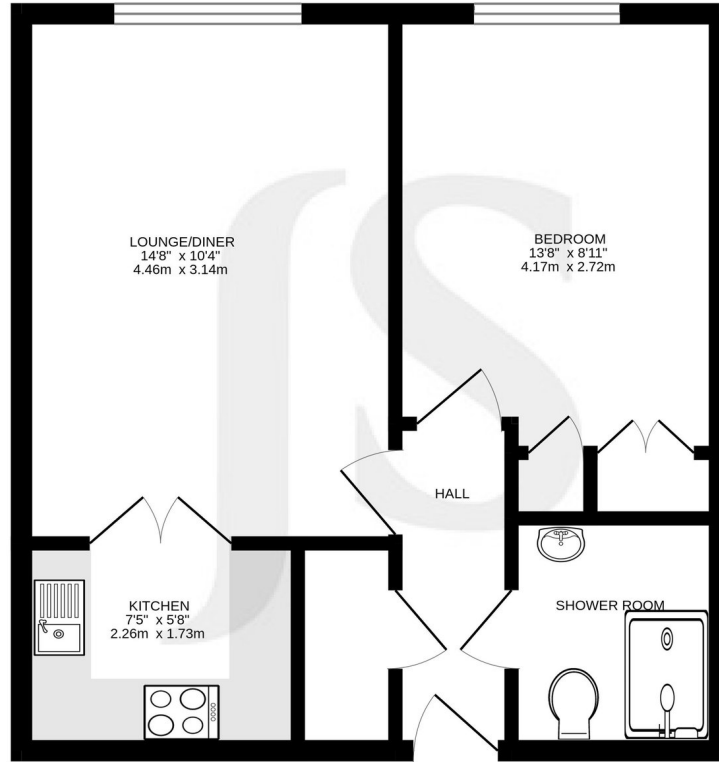
Leasehold 97 years

Maintenance £2,239.85 per 6 months inc. water bill

Ground Rent £257.87 per 6 months

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other one 55 years.

GROUND FLOOR



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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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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	86
(69-80) <b>C</b>		
(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	