

£160,000

Park Road

Worthing, BN11 2BS

## PROPERTY SUMMARY

**\* NEW LEASE ON COMPLETION\*** We are pleased to bring to the market this delightful larger than average two-bedroom retirement apartment which offers a wonderful opportunity for those seeking a comfortable and secure living environment. This property is designed specifically for individuals over the age of 60, providing a peaceful retreat within a vibrant community.

As you step inside, you will find a well-appointed living space that is both practical and welcoming. The layout is thoughtfully designed to maximise comfort and convenience, making it an ideal property for those looking to downsize or enjoy a more manageable living space. The property benefits from warden assistance, ensuring that support is readily available if needed, allowing residents to maintain their independence while enjoying peace of mind.

One of the standout features of this home is its chain-free status, making the buying process straightforward and hassle-free. Additionally, the shared parking facilities provide convenience for residents and their visitors, while the close proximity to the town centre means that all essential amenities, shops, and services are just a short stroll away.

Lease - New Lease on Completion or 62 Years Remaining

Maintenance - Circa £4250 per annum

Ground Rent - £240 per annum

2



1



1







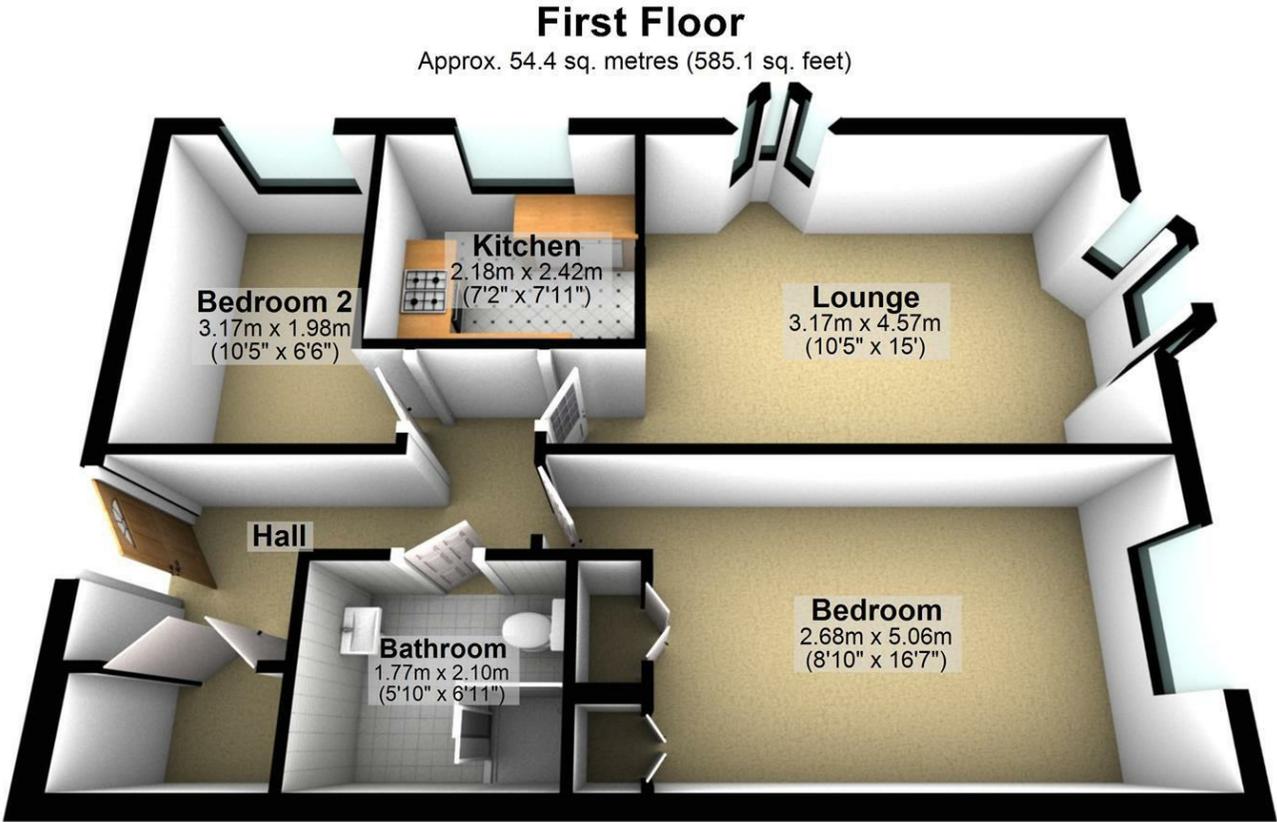


LOCAL AUTHORITY

TENURE  
Leasehold

COUNCIL TAX BAND  
B

VIEWINGS  
By prior appointment only



Approx. 54.4 sq. metres (585.1 sq. feet)

Total area: approx. 54.4 sq. metres (585.1 sq. feet)

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>		
(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>	80	81
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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