Robert Luff & Co

# Durrington Lane, Worthing

## Leasehold - Asking Price £80,000



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## Description

A Third Floor Warden Assisted Flat with 75% Shared Ownership A secure and spacious third floor flat with a 24 hour care team, extensive facilities including restaurant, hairdressers and communal lounge and gardens. A chain free opportunity in a rarely available development. The property has spacious rooms and comprises of One double bedrooms, fitted kitchen, large living room and Bathroom facilities include level access shower with folding seat. There is a passenger lift, communal gardens for the residents to use and good car parking facilities for residents and visitors.



## Key Features

- Retirment Living with 24 Hour Care team on site
- 75% Share of Freehold
- Leasehold - 109 years remaining
- Passenger Lift
- Guest Suite for Visitors
- EPC Rating - C
- Council Tax Band - B
- Heating and Hot water included
- Residents Lounge and Resturant
- Landscaped Communal Gardens






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**Communal Front Door**
Security entryphone system to communal entrance and stairs and lift to the third floor leading to front door of property

**Entrance Hall**
Two storage cupboards, smooth and coved ceilings, electric radiator

**Living Room**
***4.4 x 4.42 (14'5" x 14'6")***
Double glazed window, electric radiator, smooth and coved ceilings and opening leading to

**Kitchen**
***2.69 x 2.74 (8'9" x 8'11")***
Measurements to include built in cupboards, single bowl single drainer sink unit with mixer tap, units and drawers under and over work top surfaces, oven and hob with extractor, part tiled walls and plumbing and space for washing machine.

**Bedroom**
***4.42 x 3.31 (14'6" x 10'10")***
Measurements not to include built in cupboard, double glazed window, electric radiator. smooth and coved ceiling, door leading to

**Wet Room and W/C**
Shower area, low level WC, wash hand basin, part tiled walls, smooth and coved ceilings, electric radiator

**Residents Facilities**
Highdown Court provides a host of facilities including a twenty-four hour care-team, restaurant, residents' lounge, laundry, guest suite, hairdresser, assisted bathing facility, mobility scooter storage.

**Outside**

**Communal Gardens and Car Park**
there are communal gardens for the residents and also no allocated parking for residents and visitors

**Lease & Service Charge Details**
Lease - 125 years from 1st June 2010 - 109 years remaining
Service Charge - Approx £750 per month to include hot water, heating and building insurance

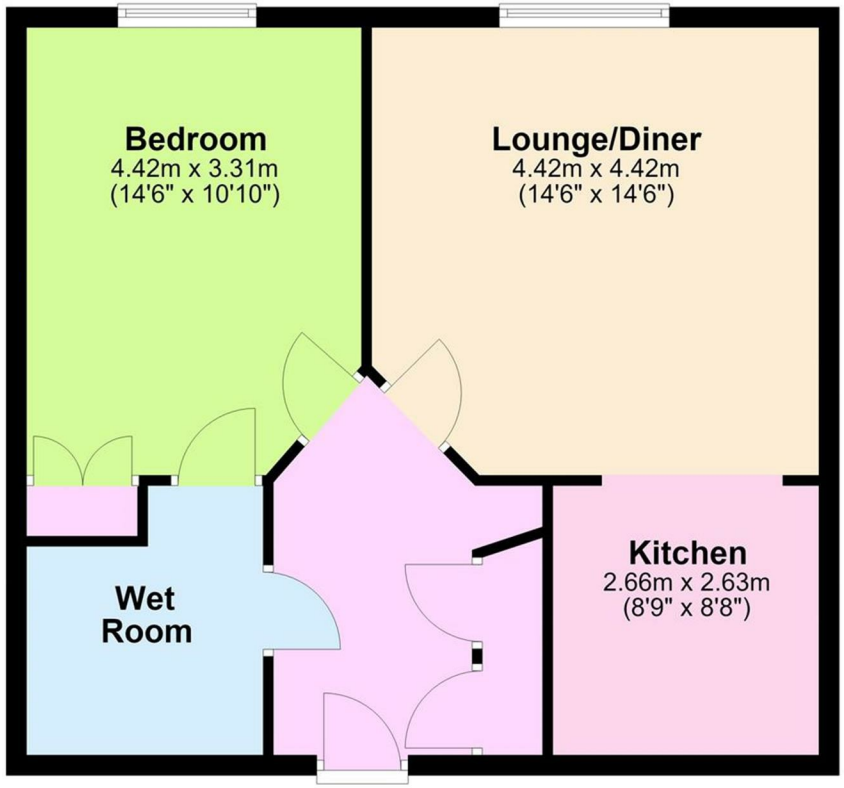
**Eligibility Guidelines**
We understand that an assessment will have to be carried out by the Scheme Manager at Saxon Weald and they also have eligibility criteria that will include financial, health, age checks and after theses checks have passed applicants will be issued with a formal offer to purchase which will need to be accepted alongside a reservation fee

**Shared Equity**
With this purchase under shared equity would mean that you would own 75% of the property while Saxon Weald retain ownership of the remaining 25%. There is no rent to pay on the 25% share owned by Saxon Weald.

# Floor Plan Durrington Lane

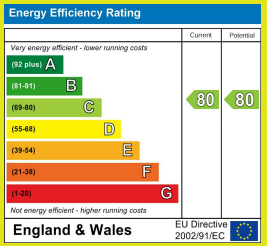
## Floor Plan

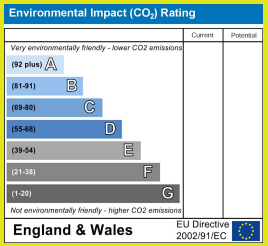
Approx. 56.2 sq. metres (605.1 sq. feet)




Total area: approx. 56.2 sq. metres (605.1 sq. feet)




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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