



30 Gainsborough Lodge 136 South Farm Road, Worthing, BN14
Guide Price £99,950

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Ground floor retirement apartment in popular Gainsborough Lodge, South Farm Road, Worthing. The property is ideally situated within close proximity to local shops, bus routes and mainline railway station. Accommodation briefly comprises entrance hall, lounge/diner, kitchen, bedroom and bathroom. Communal facilities include house manager, communal lounge & kitchen, laundry room & guest rooms. Internal viewing highly recommended.

- Ground Floor Retirement Apartment
- Popular Broadwater Location
- Close to Shops & Travel Links
- House Manager
- Communal Lounge & Laundry Room
- Well Maintained Gardens & Grounds
- Chain Free





Communal Entrance

Security entry telephone. Communal hallway.
Personal front door to:

Entrance Hall

Airing cupboard with shelving. Emergency pull cord. Laminate flooring. Door to:

Lounge/Diner

4.98m x 2.79m (16'4 x 9'2)
Double glazed window overlooking communal gardens. Storage heater. Emergency pull cord. Entry telephone. Laminate flooring.

Kitchen

2.26m x 1.50m (7'5 x 4'11)
Work surfaces incorporating stainless steel sink with mixer tap over. Tiled splashback. Range of matching cupboards, drawers and wall units. Space for fridge/freezer. Extractor fan.

Bedroom

3.94m x 2.59m (12'11 x 8'6)
Double glazed window overlooking communal gardens. Storage heater. Emergency pull cord. Fitted bedroom furniture including mirrored wardrobes, bedside tables & overhead storage cupboards. Built in wardrobe with shelving and hanging space.

Shower Room

1.96m x 1.68m (6'5 x 5'6)
Fully tiled suite comprising step in shower cubicle with wall mounted electric shower, sliding glass door, grab rail and fold down chair. Pedestal wash hand basin. Low level flush w/c. Towel radiator. Wall cabinet. Wall light with shaving point. Extractor fan. Vinyl flooring.

Communal Facilities

House manager. Communal lounge and kitchen. Laundry Room. Guest rooms.

Communal Gardens & Grounds

Well maintained communal gardens and grounds located within the development.

Residents/Visitors Parking

Situated to the rear of the development. Arranged on a first come first served basis.

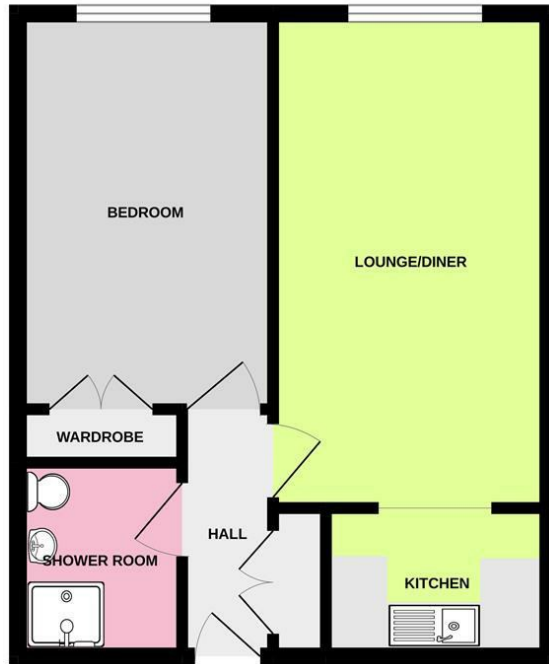
Required Information

Length of lease: 74 years.
Annual service charge: £3,460 per year
Service charge review period: Per annum.
Annual ground rent: Nil.
Ground rent review period: NA.
Council tax band: B

Version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND FLOOR



While 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		80	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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