

South Farm Road, Worthing

Leasehold - Asking Price £75,000



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## Description

We are delighted to offer this well-presented ground-floor apartment, providing peaceful and practical living within the highly regarded Gainsborough Lodge retirement development. Ideally positioned for everyday convenience, Gainsborough Lodge is just moments from local shops, bus routes, and Worthing's mainline train station.

Residents benefit from an excellent range of communal facilities, including a welcoming residents' lounge, a comfortable guest suite, attractive shared gardens, a laundry room, scooter storage, and on-site parking. This thoughtfully designed development offers an ideal setting for those seeking independent retirement living in a superbly convenient location.

## Key Features

- Attractive one-bedroom ground floor retirement flat with garden views
- Ideally located close to local shops, bus routes, and just yards from Worthing's mainline train station
- Situated within the well-regarded Gainsborough Lodge development
- Bright dual-aspect lounge with intercom system and electric heating
- Practical kitchen with fitted units, tiled splashbacks, and space for appliances
- Peaceful double bedroom with fitted wardrobes and garden outlook
- Modern shower room with Mira shower, tiled walls, and towel rail
- Excellent communal facilities including residents' lounge, guest suite, gardens, laundry room, scooter storage, resident parking, and a 24-hour emergency call system supported by an on-site estate manager
- EPC Rating C
- Council Tax Band B





Front door to:

#### **Hallway**

With cupboard housing water tank, emergency pull-cord, wall mounted electric heater, and door to:

#### **Lounge**

**5.06 x 2.77 (16'7" x 9'1")**

Dual aspect double glazed windows, wall mounted electric heater, coving, telephone point, and wall mounted telephone intercom.

#### **Kitchen**

With fitted base and wall units, metro brick tiled splashbacks, worktops, stainless steel sink with mixer tap, space for electric cooker and a fridge/freezer, and laminate wood flooring.

#### **Bedroom**

**4.03 x 2.59 (13'2" x 8'5")**

Fitted wardrobes with hanging and shelf, electric wall mounted heater, tv point, and double glazed window with view of communal gardens.

#### **Shower Room**

With shower cubicle, fitted Mira shower, low level flush WC, pedestal basin with mixer tap, tiled walls, and wall mounted towel rail.

#### **Facilities**

Gainsborough Lodge offers a welcoming range of facilities designed to support comfortable and independent retirement living. Residents benefit from a 24-hour emergency alarm call system and the support of an estate manager, ensuring peace of mind and assistance when needed. The development features a communal residents' lounge for socialising, a guest suite for visiting family or friends, and well-maintained shared gardens. Additional conveniences include a shared laundry room, mobility scooter storage, and on-site resident parking, making Gainsborough Lodge a practical and well-equipped place to call home.

#### **Tenure**

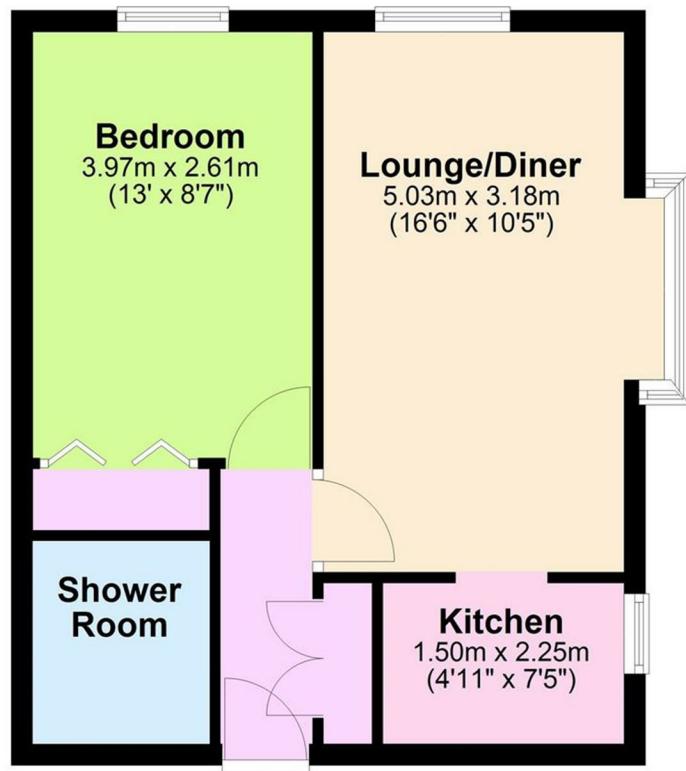
Leasehold with 79 years remaining.  
Service Charge: £300 per month.



## Floor Plan South Farm Road

### Floor Plan

Approx. 37.2 sq. metres (400.5 sq. feet)



Total area: approx. 37.2 sq. metres (400.5 sq. feet)

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30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ  
01903 331247 | [info@robertluff.co.uk](mailto:info@robertluff.co.uk)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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.

Robert  
Luff & Co