



1



1



1



C



Description

We are pleased to offer to the market this well presented second floor apartment at Birch Tree Court which features a south facing lounge with views over the beautifully maintained communal gardens, along with a separate bedroom, kitchen, and bathroom. The property also benefits from newly fitted carpets.

Residents can also enjoy access to a shared lounge and kitchen area, a laundry room, residents' parking, and attractive communal gardens. The property offers an excellent retirement living option, ideally situated close to the vibrant amenities of Worthing Town Centre.

Retirement Block - 65+ ONLY



Key Features

- Retirement Apartment
- South Facing Lounge Overlooking Gardens
- Residents' Facilities
- Council Tax Band A
- Lift & Stairs to Second Floor
- Newly Fitted Carpets
- Communal Gardens
- Chain Free



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co



Communal Hallway

Wide and well decorated area with stairs and lift to second floor.

Front door to:

Hallway

Electric radiator, cupboard housing electric meters, telephone and emergency control systems, thermostat controllers, coving, airing cupboard housing pre-lagged copper cylinder and space for washing machine/tumble dryer.

Lounge

5.36 (max into bay) x 3.51 (17'7" (max into bay) x 11'6")

Electric radiator, double glazed window with view of communal gardens with southerly aspect, two wall light points, emergency pull cord, coving, tv point, through way to:

Kitchen

2.49 x 1.76 (8'2" x 5'9")

Range of light wood fronted base and wall units, roll top working surfaces incorporating stainless steel sink with mixer tap, electric oven, four ring electric hob, extractor fan, wine rack, tiled splashbacks, integrated fridge and integrated dishwasher

Bedroom

4.44 (maximum into recess) x 3.64 (14'6" (maximum into recess) x 11'11")

Double glazed window with southerly aspect, electric wall mounted heater, coving and emergency pull cord.

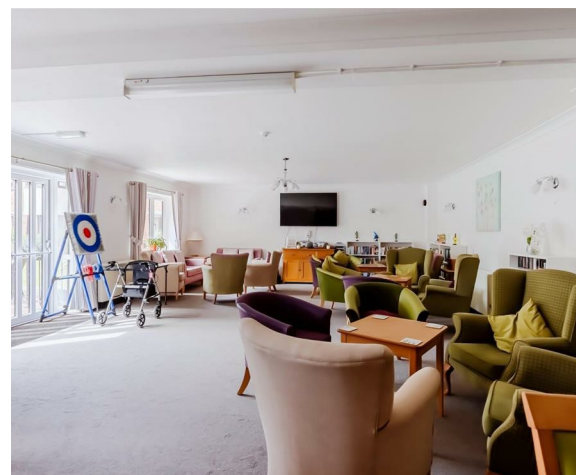
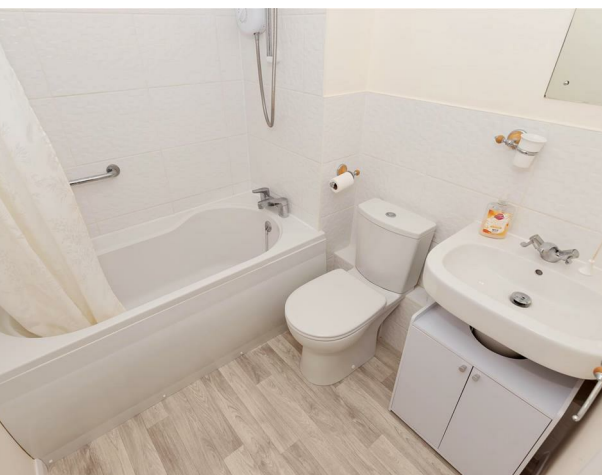
Bathroom

Panel enclosed bath with mixer tap, fitted over bath Mira shower, handles, low flush WC, basin with mixer tap, tiled splashback, shaver point and light, mirror and extractor fan.

Tenure

Leasehold with 163 years remaining.

Fees: £362.54 (monthly)





robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co



robertluff.co.uk

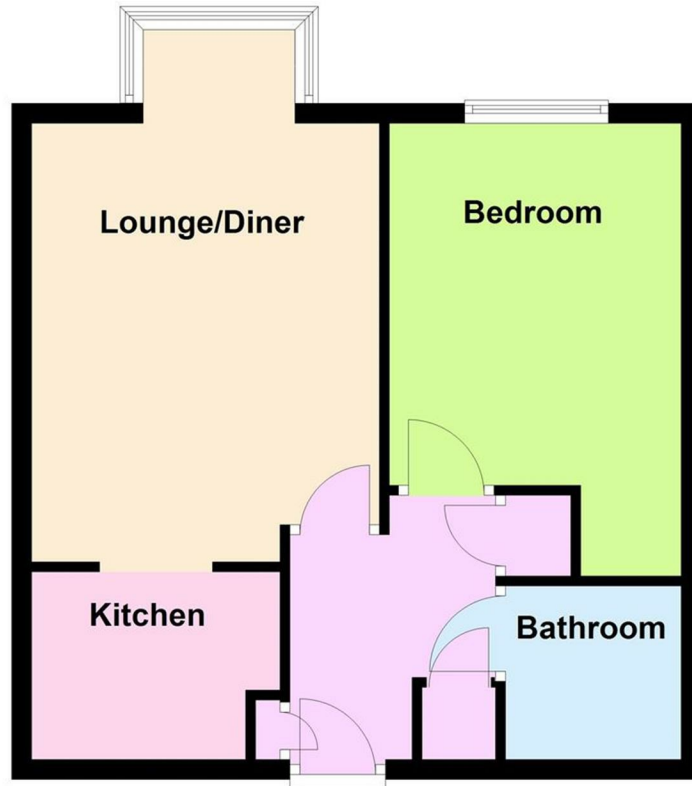
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co

Floor Plan Park Road

Floor Plan

Approx. 43.4 sq. metres (466.7 sq. feet)



Total area: approx. 43.4 sq. metres (466.7 sq. feet)



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (82 plus) A | | |
| (81-91) B | | | (61-81) B | | |
| (69-80) C | | | (49-60) C | | |
| (55-68) D | | | (35-48) D | | |
| (39-54) E | | | (21-34) E | | |
| (21-38) F | | | (11-20) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | 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.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

01903 331247 | info@robertluff.co.uk

Robert
Luff & Co