



1



1



1



C



## Description

We are pleased to offer to the market this one bedroom ground floor retirement flat, ideally situated in the sought after Heene district, close to town centre shops, the seafront, local parks, schools, bus routes and being only a 10 minute walk from West Worthing station.

Accommodation offers an entrance hallway, a spacious lounge/dining room with double opening doors opening out onto the well maintained communal gardens, a kitchen, a double bedroom, and a shower room. Other benefits include non allocated resident parking, and communal facilities including a laundry room, guest suite and residents' lounge.

## Key Features

- Ground Floor Retirement Flat
- Lounge/Diner
- Direct Access to Communal Gardens
- Resident Parking
- Communal Facilities
- Council Tax Band B





### **Communal Entrance Hall**

Front door to:

### **Hallway**

With coving, airing cupboard with slatted shelves and immersion tank, emergency pull cord system, and door to:

### **Lounge/Diner**

**5.67 x 3.53 narrowing to 2.66 (18'7" x 11'6" narrowing to 8'8")**

Double opening, double glazed french doors to the rear communal gardens, Creda electric heater, Adams style fire surround with marble effect insert, telephone point, cupboard housing electric meters, and double opening glazed doors to:

### **Kitchen**

**2.75 x 1.75 (9'0" x 5'8")**

A range of light wood fronted base

units, roll top working surfaces incorporating a stainless steel sink, space for appliances, four ring electric hob with extractor fan over, electric Lamona oven, tiled splashbacks, coving, double glazed window.

### **Bedroom**

**3.50 x 3.24 (11'5" x 10'7")**

TV point, electric storage heater, double glazed window with view of rear garden, two double wardrobes with mirror fronted doors, shelving and hanging, and an emergency pull cord.

### **Shower Room**

Large fitted shower cubicle with sliding door, fitted shower, low flush WC, basin set in vanity unit, tiled walls, mirror, shaving light and emergency pull cord.

### **Tenure**

Leasehold with 101 years remaining.



