



Gainsborough Lodge South Farm Road, Worthing, BN14 7ED

Asking Price £85,000

John Edwards & Co is delighted to present this well-presented first floor retirement flat in Broadwater's Gainsborough Lodge, situated close to the South Farm Road shopping parade and Broadwater Village with its shops, cafés, restaurants, and bars, serviced by prominent bus routes into the town centre and historic seafront, and close to the mainline train station, enabling easy access to London, Brighton, and Littlehampton.

The property features a spacious main living room, a double bedroom, a shower room, and fitted kitchen. Further benefits include a careline system, on-site laundry facilities, off-road parking for residents and visitors, guest rooms, a communal lounge, and beautifully maintained south-facing communal gardens.

This is a genuinely lovely retirement property in a fantastically convenient location. Viewing is essential to fully appreciate all it has to offer.

*** CHAIN FREE ***

ENTRANCE HALL

The entrance hall has a carpeted floor, a textured ceiling with pendant lighting and a smoke detector, a large inbuilt storage/airing cupboard with linen which also houses the electric meters and water tank, a wall-mounted secure entry phone system, and the doors into the bedroom, bathroom, and living room.

LIVING ROOM



The bright and spacious living room has a carpeted floor, a coved and textured ceiling with pendant lighting, TV and power points, a wall-mounted electric heater, plenty of space for lounge and dining furniture, and a double-glazed bay window to rear aspect.

KITCHEN



The kitchen features a range of wall and base mounted units, rolltop worksurfaces with an inset sink and drainer, and space for a fridge/freezer and freestanding cooker. There are tiled walls, a vinyl floor, a textured ceiling with suspended spotlighting, and power points.

BEDROOM



Good size double bedroom which has a carpeted floor, a coved and textured ceiling with pendant lighting, a wall-mounted electric heater, some built-in wardrobes with sliding doors, TV and power points, and double-glazed windows to rear aspect.

BATHROOM



The bathroom features a three-piece suite comprising a corner shower cubicle with folding glass doors, a pedestal hand wash basin, and a low-level WC. There is a carpeted floor, tiled walls, a wall-mounted electric heater, a textured ceiling with suspended spotlighting, and a wall-mounted mirror fronted vanity unit.

WHAT YOU NEED TO KNOW



Tenure - Leasehold

Lease length - 71 years (TBC)

Maintenance - £227.08 pcm (approx)

Water/electricity are paid separately, and have meters

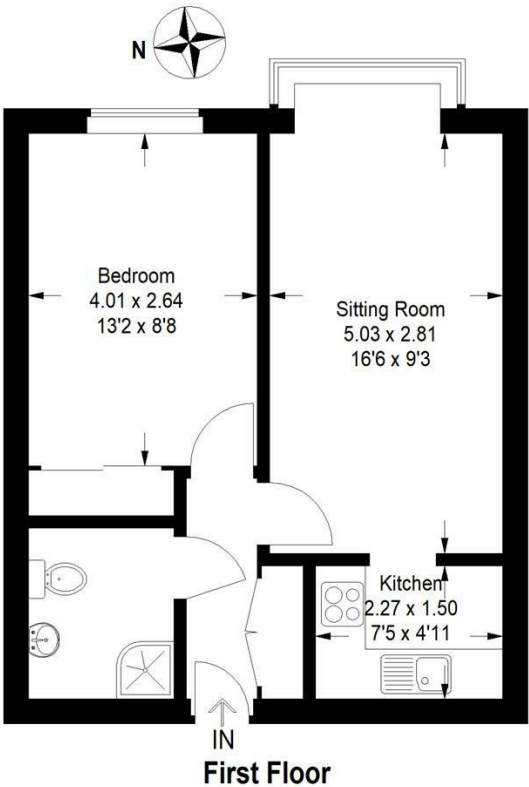
Managing Agents - Anchor

Pets allowed? - With permission of Anchor

Floor Plan

Gainsborough Lodge, South Farm Road, Worthing, BN14 7ED

Approximate Gross Internal Area = 40 sq m / 430 sq ft

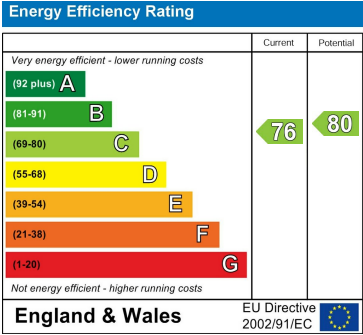


First Floor
Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2021

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.