

Helping you move
home since 1990

1
1
1



11 Gainsborough Lodge
Worthing BN14 7ED
Guide price
£90,000





A one bedroom first floor retirement forming part of the popular Gainsborough Lodge development within Broadwater. The accommodation consists of a communal hallway, reception hall, lounge/dining room, kitchen, double bedroom, wet room, communal gardens, residents parking spaces and various communal facilities including lounge, conservatory and laundry room.ment within Broadwater. The accommodation consists

Property Features

This first floor retirement flat is presented to a good standard throughout and is situated close to local shops, amenities and mainline railway station. The flat is situated in a good position within the development with South and West aspects and views across the Gylnn Owen playing field. Benefits include the property having a fitted kitchen and-fitted bathroom, double glazed windows, electric heating, security entryphone, various communal facilities, no onward chain, and in our opinion internal viewing is truly essential to fully appreciate the overall size and condition of this home.

Communal Hallway

Glazed communal doors with security entryphone system. Stairs to first floor landing. Private door to flat.

Reception Hall 8'3 x 2'8 (2.51m x 0.81m)

Built in double airing cupboard. Warden pull cord. Textured ceiling.

Lounge / Dining Room 16'5 x 9'2 (5.00m x 2.79m)

Dual aspect via East and South facing double glazed windows with the Southerly aspect overlooking the Glynn Owen playing field. Fireplace with electric fire, wooden surround and mantle over. Electric heater. Wall pull cord. Entryphone. Coved and textured ceiling. Archway to kitchen.

Kitchen 7'5 x 4'11 (2.26m x 1.50m)

Fitted suite comprising of a single drainer sink unit having mixer taps and storage cupboard below. Areas of roll top work surface with additional cupboard and drawer below. Space for upright fridge/freezer. Part tiled walls. Coved and textured ceiling. South aspect double glazed window.

Double Bedroom 13'1 x 8'6 (3.99m x 2.59m)

East aspect via double glazed windows. Bedroom wardrobes. Electric heater. Warden pull cord. Coved and textured ceiling.

Wet Room 6'5 x 5'6 (1.96m x 1.68m)

Re-fitted suite comprising of a shower area with shower unit, folding screen, pull down seat, shower

curtain and rail. Wall mounted wash hand basin. Push button w.c. Warden pull cord. Striplight with electric shaver point. Wall mounted electric heater. Coved and textured ceiling. Extractor fan.

Communal Facilities

The development offers a variety of communal facilities including a communal lounge, communal conservatory, laundry room and guest suite.

Communal Grounds

Attractive communal grounds surround the development with two main communal garden areas offering seating area.

Residents Parking

Non allocated residents parking to the rear of the development.

Tenure

Leasehold

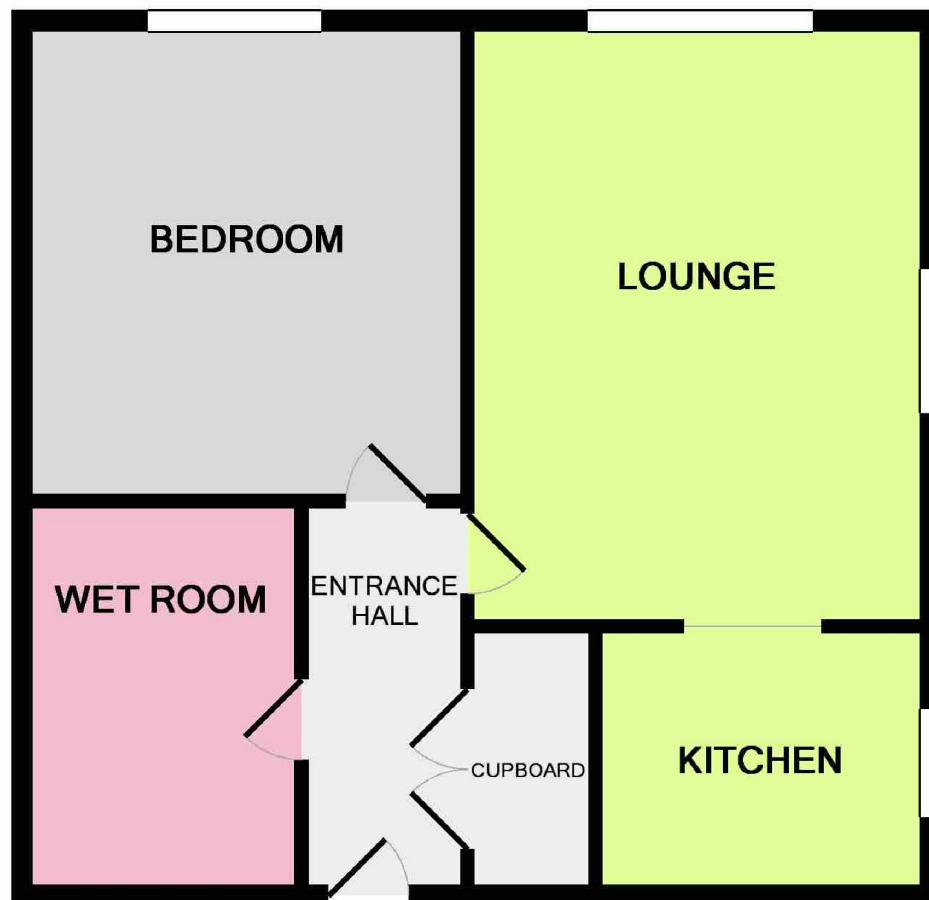
Council Tax Band

B

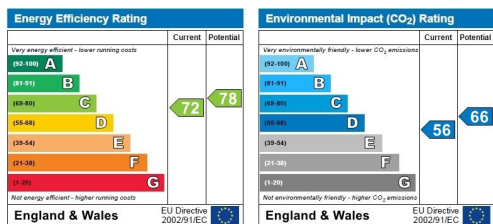
Local Authority

Worthing Borough Council





Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2018



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 confirm
their condition or working order.

baconandco.co.uk

19 Chatsworth Road,
Worthing, West Sussex, BN11
1LY
01903 521000
worthing@baconandco.co.uk

