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14 Catherine Lodge,  
Bolsover Road  
Worthing BN13 1NT  
Price guide  
£159,950



and company  
**bacon**  
Estate and letting agents



Bacon and Company are pleased to offer for sale this GROUND FLOOR one bedroom RETIREMENT APARTMENT with PATIO AREA forming part of a popular development located in Bolsover Road, Goring by sea. The property is conveniently situated within a close proximity to local shops, bus routes and train station. Accommodation briefly comprises of a communal entrance hall, reception hall, 21ft lounge/dining room, kitchen, 18ft double bedroom, shower room/wc, communal gardens, communal facilities include, lounge, laundry room, guest suite. CHAIN FREE.



### Communal Entrance

With security entryphone and doors opening into a welcoming communal residents lounge. Further door leads to inner hallway and access to passenger lift.

### Entrance Hall

Entryphone and alarm system. Large walk in airing cupboard with square thermal store and electric meter.

**Lounge/Dining Room** 21'7 x 10'4 (6.58m x 3.15m)

Double glazed window and door opening to patio area. TV and telephone point. Wall mounted electric radiator. Door leading to kitchen.

### Private Patio

Paved.

**Kitchen** 8' x 7'5 (2.44m x 2.26m)

Work surface with inset stainless steel

sink unit. Cupboards and drawers under with matching wall cupboards above. Fitted electric hob with extractor canopy. Fitted oven. Integrated fridge and freezer. Double glazed window. Part tiled walls. Wall mounted 'Dimplex' heater. Extractor fan.

**Double Bedroom** 18'1 x 9'3 (5.51m x 2.82m)

Double glazed window. Wall mounted electric heater. Fitted wardrobe with sliding mirror fronted doors. Telephone point.

**Shower Room/Wc** 6'9 x 5'5 (2.06m x 1.65m)

Step in shower cubicle with electric independent shower unit. Wash hand basin. Low level flush Wc. Extractor fan. Wall mounted 'Dimplex' heater. Part tiled walls. Chrome heated towel rail. Light and

shaver point.

### Communal Gardens

Well maintained gardens surround the development. Covered wooden store with electric charging points.

### Communal Facilities

The development offers a guest suite, laundry room, refuse room and communal residents lounge.

### Version

This is version 1 of the particulars

### Tenure

Leasehold

### Council Tax Band

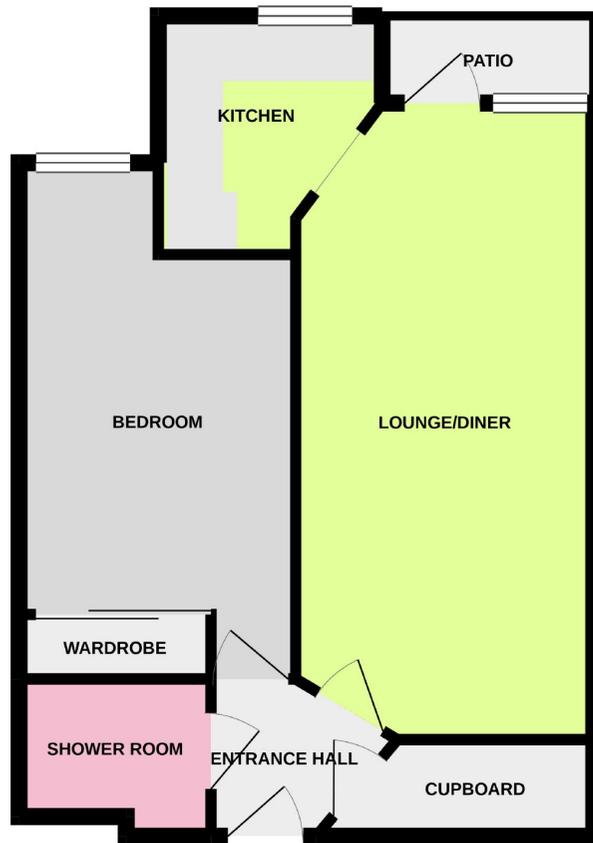
### Local Authority

Worthing Borough Council



GROUND FLOOR

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(54-68) <b>D</b>			
(39-53) <b>E</b>			
(21-38) <b>F</b>			
Not energy efficient - higher running costs	(1-20) <b>G</b>		
		71	71
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-100) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(54-68) <b>D</b>			
(39-53) <b>E</b>			
(21-38) <b>F</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
		72	72
England & Wales		EU Directive 2002/91/EC	

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.

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