



9 Homestay House, Worthing, BN14 8AJ
Price £78,000



An opportunity to purchase this GROUND FLOOR one bedroom retirement apartment suitable for over 60's. A popular block located near to local shops, bus and train services and Worthing town centre. Accommodation comprises, communal entrance with private front door opening to; entrance hall, 17ft lounge/dining room, kitchen, double bedroom and a wet room/w.c. The owners have access to communal laundry room, residents lounge, guest suite and communal parking.

- Retirement Apartment
- One Double Bedroom
- Ground Floor / CHAIN FREE
- Near to Transport & Shops
- Communal Facilities & Parking
- 17ft Lounge/Dining Room
- Wet Room/Wc
- Over 60's / House Manager Onsite



Communal Entrance

With security entry system.

Ground Floor

Front door opening to;

Entrance Hall

Two storage cupboards, night storage heater, textured ceiling with coving.

Lounge / Dining Room

4.04m x 5.26m (13'3 x 17'3)

Double glazed door opening onto West aspect communal patio areas, security telephone entry system, night storage heater, double glazed window, three wall mounted light fittings, textured ceiling with coving.

Communal Patio Area

Direct access from Lounge / Dining Room.

Kitchen

6'8 x 7'1 (19'8" x 22'11" x 3'3")

Vinyl flooring, roll edge laminate work surfaces with cupboard's below & matching eye level cupboards, inset stainless steel single drainer sink unit with hot &



cold tap, double glazed window, tiled splashback, space for fridge freezer, textured ceiling with coving.

Bedroom

3.23m x 4.29m (10'7 x 14'1)

Night storage heater, two wall mounted light fittings, various power points, fitted double wardrobe with hanging rail & shelving.

Wet Room/Wc

2.03m x 1.85m (6'8 x 6'1)

Comprising of a walk in shower, wash hand basin and wc, tiled walls, textured ceiling with coving, extractor fan, wall mounted electric heater.

Residents Lounge

A lovely communal space for the residents to enjoy with direct access to the well maintained gardens.

Communal Gardens

Well maintained gardens surround the development.

Residents Laundry Room

Fully equipped for residents use.

Guest Suite

Available for visiting friends and family.

Required Information



Length of lease: 125 years from 1st February 1988 -

Approx. 89 years remaining

Annual service charge: £3890 Per Annum

Annual ground rent: £500 Per Annum

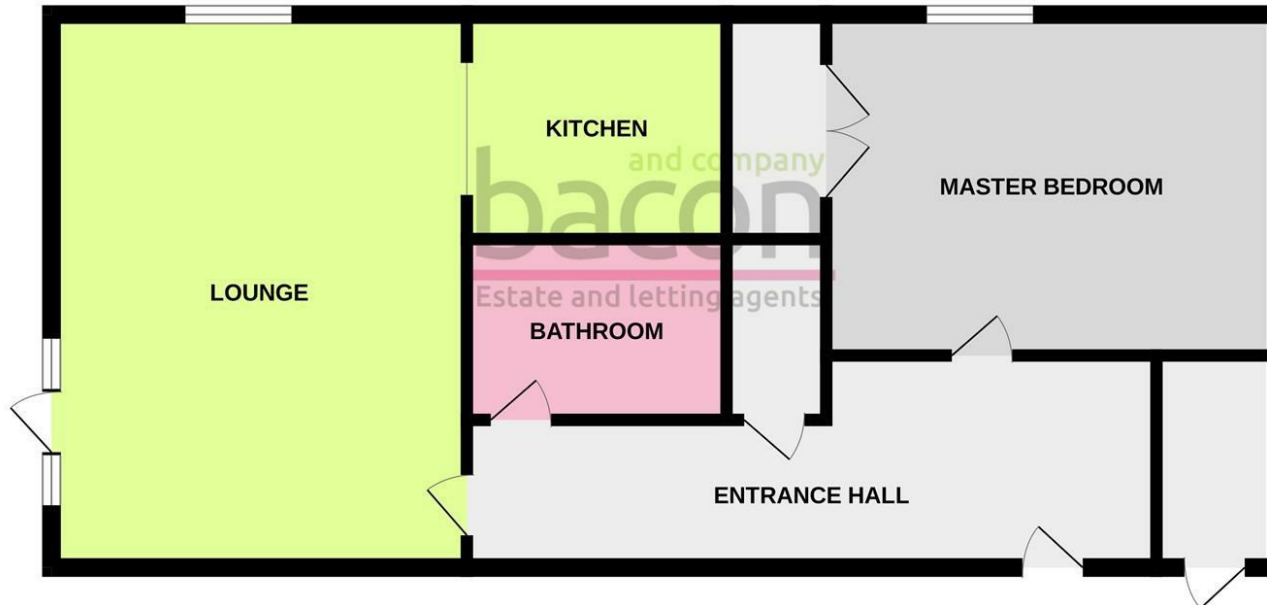
There is a 1% sell on fee which is payable upon completion to First Port

Council tax band: A

Draft version:1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND FLOOR



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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Estate and letting agents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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