



9 Highdown Court, 2 Durrington Lane, Worthing, BN13 2GZ
Asking Price £95,000

bacon and company
Estate and letting agents



A two double bedroom ground floor retirement apartment built in 2010 offering exceptional facilities and being presented to a high standard throughout. This property is being offered as a 75% shared ownership. The apartment is comfortable and spacious with easy grip accessories, level access showers and handrails. There is an on site 24 hour care team for assistance and a communal lounge and restaurant that provides a cooked lunch seven days a week, available for all residents for a small charge. The aim of extra care is to provide people with more support than traditional retirement housing, but with far more independence than a nursing or residential home.

- Retirement Flat
- Ground Floor
- 75% Shared Ownership
- High Standard Throughout
- Exceptional facilities
- Mixed tenure scheme
- Over 60's only





Property Features

The flat offers spacious accommodation throughout with all rooms presented to a high standard. With the block having been built in 2010 the home offers a modern kitchen, feature wet room, double glazed windows, gas central heating and with internal viewing considered essential to fully appreciate the overall size and condition. The block itself has an entryphone system, residents parking, fully wheelchair accessible, hairdressing room available on site, guest suite for visitors, beautifully designed communal areas and attractive communal gardens.

Communal Hallway

Accessed via an entryphone system with two sets of automatic glazed sliding doors. Private door to flat nine.

Reception Hall

Radiator. Built in linen cupboard. Built in broom cupboard. Levelled and coved ceiling.

Lounge

5.59 x 3.40 (18'4" x 11'2")

South aspect via double glazed windows. Radiator. Entryphone. Levelled and coved ceiling. Opening to kitchen.

Kitchen

3.84 x 2.26 (12'7" x 7'5")

Modern fitted kitchen suite comprising of a single drainer sink unit having mixer taps and storage cupboards below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Fitted oven and grill. Four ring halogen hob having extractor hood over. Space for upright fridge/freezer and further appliance. Part tiled walls. Levelled and coved ceiling.

Bedroom One

4.78 x 2.84 (15'8" x 9'4")

South aspect via double glazed windows. Radiator. Levelled and coved ceiling. Door to Jack and Jill wet room.

Bedroom Two

3.25 x 2.57 (10'8" x 8'5")

South aspect via double glazed windows. Radiator. Levelled and coved ceiling.

Jack and Jill Wet Room

2.82 x 2.16 (9'3" x 7'1")

Feature wet room with shower area offering a shower unit, pull down seat and tiled surround. Low level w.c. Wall mounted wash hand basin having fitted mirror, light and electric shaver point over. Part tiled walls. Extractor fan. Radiator. Levelled and coved ceiling.

Communal Facilities

The development offers a communal lounge, restaurant, hairdressing facilities, guest suite, residents parking and communal gardens. Within the restaurant, cooked lunch is available to all residents, and their visitors, for a small charge (2 courses for around £6). The laundry room is only available to the care team, but they will provide a laundry service as part of a care package.

Communal Grounds

An attractive walkway surrounds three sides of the development with various lawn, tree, flower and shrub areas including various seating area. There is also numerous resident parking spaces to the front of the building.

Extra Care Scheme

Customers interested in living at Highdown Court will be assessed by Saxon Weald

staff to ensure they are suitable for Extra Care, and their needs met by the scheme. The apartments are comfortable and spacious with easy grip accessories, level access showers and handrails. There is an on site 24 hour care team for assistance and a communal lounge and restaurant that provides a cooked lunch seven days a week, available for all residents for a small charge. The aim of extra care is to provide people with more support than traditional retirement housing, but with far more independence than a nursing or residential home.

Lease & Maintenance

The current Service Charge is £745.32 per month (£8,943.84 per annum) and includes services of the scheme manager during office hours, central heating and hot water, water rates, buildings insurance, communal maintenance, heating and lighting, lift maintenance and grounds maintenance. Residents pay their own council tax, electricity bill, contents insurance, telephone bill and TV licence (if applicable - occupants under 75 pay £7.50 per annum concessionary TV licence).

Lease: 125 Year Lease from 2010

Required Information

Estate Management Charge:

Council tax band: B


Draft version:

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





Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(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.

