



Flat 33 Catherine Lodge, Bolsover Road, Worthing, BN13 1NT  
Guide Price £135,000



A well presented top floor one bedroom retirement apartment 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, entrance hall, lounge/diner, modern kitchen, one double bedroom and a modern shower room/w.c, The development offers a communal lounge, guest suite, laundry room, communal gardens and residents parking.







### Communal Entrance

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

### Entrance Hall

8'01" x 3'9"

Intercom system. Airing cupboard with slatted shelving. Storage cupboard.

### Lounge / Diner

15'3" x 10'4"

Views over Field Place. Double glazed window, Electric heater.

### Kitchen

7'7" x 7'1"

A fitted suite comprising of a single sink drainer unit with mixer tap and storage below. Areas of roll top worksurfaces with additional cupboards

and drawers below. Matching shelved wall units. Integrated, fridge, freezer, single eye level oven, four ring electric hob with extractor over. Double glazed skylight window.

### Double Bedroom

11'6" x 9'3"

Built in sliding wardrobe, Electric heater, Double glazed window, views over Field Place

### Shower Room

6'9" x 5'6"

A fitted suite comprising of a step in shower cubicle with mains powered shower. Vanity unit wash hand basin with storage and mixer tap. Low level flush W.C. Chrome ladder towel rail. Extractor fan tiled walls and floor. Raised electric heater.

### Communal Facilities

The development offers a guest suite, laundry

room, refuse room and communal residents lounge.

### Communal Gardens

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

### Un-allocated Parking

Residents parking on a first come first serve basis.

### Required Information

Length of lease: 125 year lease from 2011 - 114 years remaining

Annual service charge: 1762 PA

Service charge review period:

Annual ground rent: £496 PA

Ground rent review period:

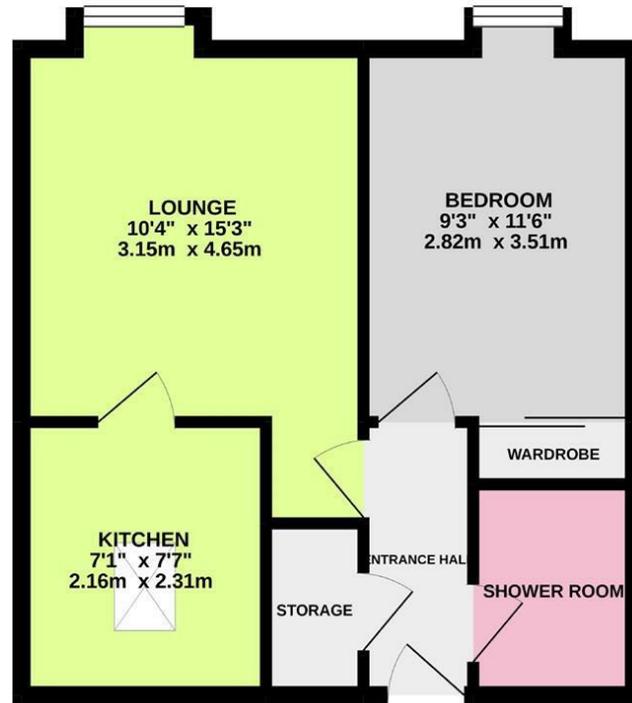
Council tax band: B

Draft version: 1

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



TOP FLOOR FLAT



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 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	86
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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