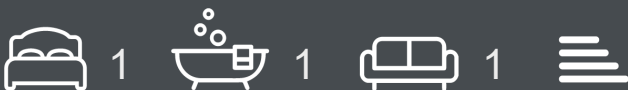




Cambridge Lodge, Southey Road, Worthing

£170,000

Aspire Residential are delighted to bring to the market this modern ground floor retirement flat on the edge of Worthing's popular town centre. Internally the property comprises; entrance hallway with storage, double bedroom with built in wardrobe, shower room, lounge/diner and a kitchen. Externally the property benefits from a private terrace which is big enough for a small table and chairs. The communal facilities include, but are not limited; to a residents lounge, laundry room, treatment room and residents gardens. Locally, you will find shops, restaurants and transport links. Being sold with no forward chain.



Council Tax Band:

- Ground floor apartment
- Modern accommodation
- Minutes away from the seafront
- Communal facilities including a treatment room
- Ground rent - £653 p/a
- Private terrace for table and chairs
- Located on the edge of the town centre
- Local transport links
- Maintenance - £3700 p/a which includes water rates
- Lease -115 years approx.



Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal experience. The town's vibrant cultural scene is enriched by theatres, art galleries, and frequent events, creating a lively atmosphere. With its beautiful parks, such as Beach House Park and Highdown Gardens, Worthing provides green spaces for leisure and relaxation. The town's bustling town centre features a diverse array of shops, restaurants, and entertainment venues, contributing to its reputation as a welcoming and thriving community. Worthing's accessibility, rich history, and scenic beauty make it a sought-after destination for those seeking a coastal haven with a perfect blend of tradition and modernity.

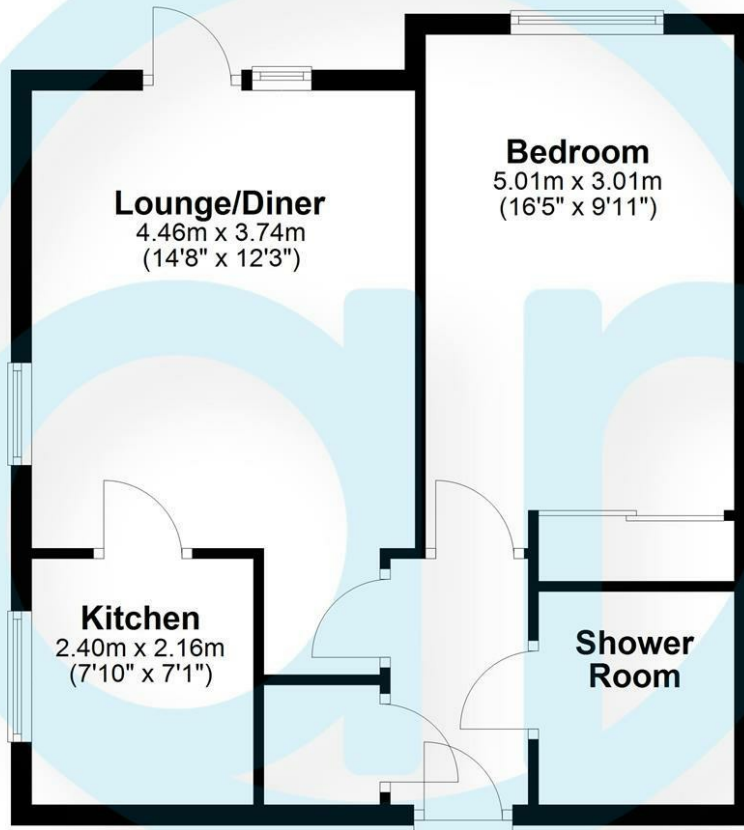


EPC Rating:

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Floor Plan

Approx. 49.7 sq. metres (534.9 sq. feet)



Total area: approx. 49.7 sq. metres (534.9 sq. feet)

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