



## 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.

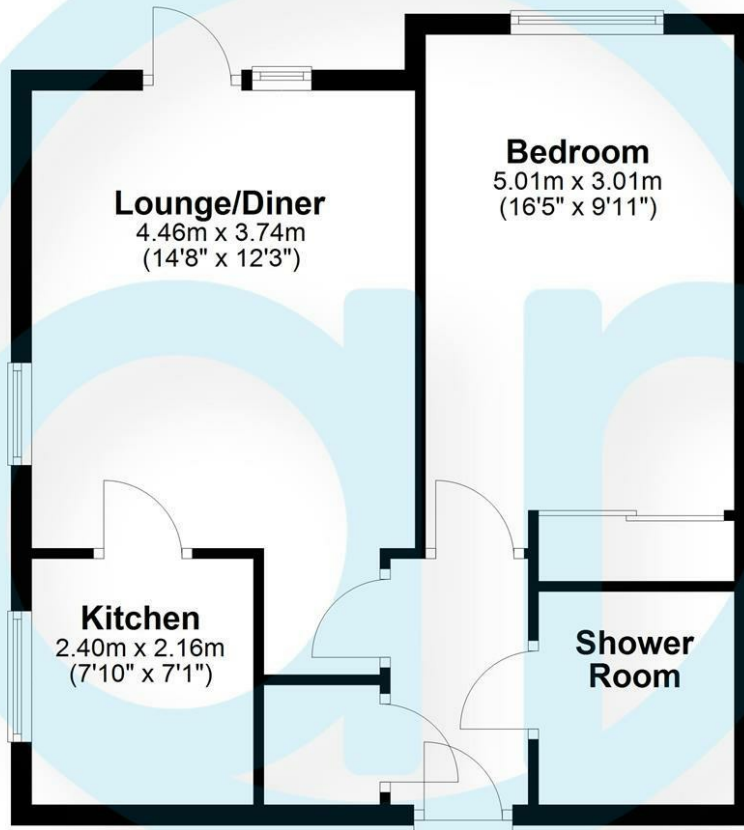


### EPC Rating:

| Energy Efficiency Rating                    | Current   | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            |   |           |
| (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  |           |

## Floor Plan

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



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

### Aspire Residential | Goring-by-Sea

28 Goring Road  
Goring-by-Sea  
Worthing  
BN12 4AD  
Telephone: 01903 259 961  
Email: [info@aspireresidential.co.uk](mailto:info@aspireresidential.co.uk)



### Aspire Residential | Durrington / Salvington

5 Selden Parade  
Salvington Road  
Worthing  
BN13 2HL  
Telephone: 01903 910 424  
Email: [enquiries@aspireresidential.co.uk](mailto:enquiries@aspireresidential.co.uk)

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