

*It's all in the details...*



## Flat 36

Kings Hall, Park Road, Worthing, West Sussex, BN11 2BS

£92,500

- Superb ground floor warden assisted retirement flat
- Close to seafront, hospital and town centre
- Double bedroom with built in wardrobes
- Refitted kitchen with window and new integrated appliances
- Bay fronted double aspect lounge
- Attractive communal grounds and gardens
- Car park
- Residents lounge and laundry
- No ongoing chain
- Redecorated and brand new carpets in 2025

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A spacious and very well presented, 1 bedroom ground floor warden assisted retirement flat situated in this popular and conveniently situated development. The flat has been the subject of much modernisation and improvement with internal viewing highly recommended. There is a secure communal entrance with security entryphone system and has a passenger lift to all floors. No ongoing chain.

### **Step Inside**

A newly redecorated and extremely well presented, 1 bedroom retirement flat situated on the ground floor of this popular and conveniently situated development. The accommodation comprises of a secure communal entrance with security entryphone system. The flat has a spacious entrance hall with built in coats/airing cupboard, a double aspect easterly facing lounge/dining room with feature bay window. The kitchen has been refitted with modern units and has integrated sink and electric oven and hob. There is space for a washing machine and tall fridge freezer. The double bedroom is of good size with built in wardrobes with sliding doors. The wet room/shower room has a modern white suite comprising a large corner shower area, WC and vanity sink unit. New carpets have been laid in 2025 and internal viewing of the flat is highly recommended. With no ongoing chain, this flat offers a buyer a lovely ground floor flat in excellent condition to move straight into. The development itself offers residents the use of a well equipped residents lounge which opens onto attractive communal gardens. There is a laundry and bookable Guest Room for visitors and communal car parking facilities. The flat has double glazing and electric heating.

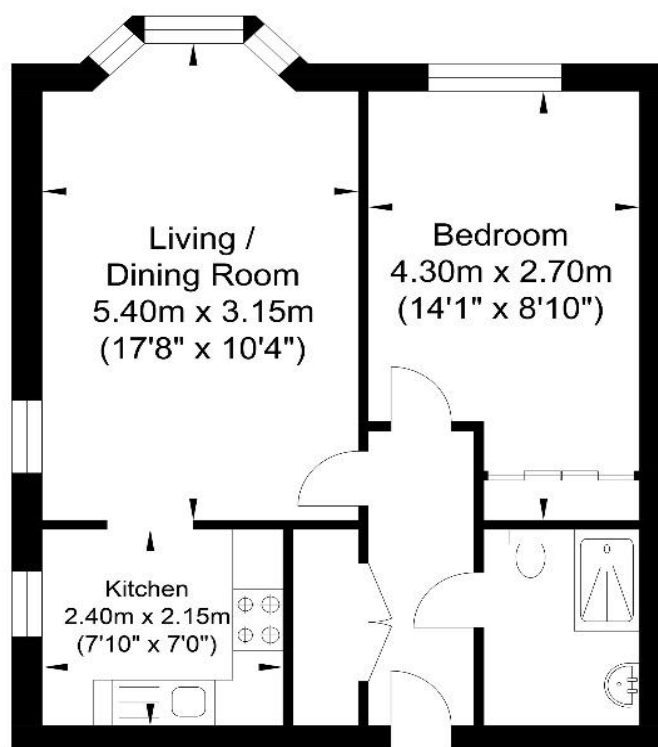
### **In your local area**

Kings Hall is ideally situated just to the east of the Worthing town centre, being within a short walk of the comprehensive range of shops, restaurants and amenities that Worthing has to offer. Worthing seafront and promenade lies at the southern end of Park Road with SplashPoint Leisure Centre & Pool and Beach House Park offering local leisure facilities. Worthing mainline train station is just over half a mile away and offers direct routes to Brighton, Portsmouth and London Victoria. Worthing hospital is also just a short walk along the road. A gate from the communal car park provides easier pedestrian access to reach Waitrose and other local shops.





# Park Road, Worthing



Ground Floor  
Approximate Floor Area  
453.59 sq ft  
(42.14 sq m)

Approximate Gross Internal Area = 42.14 sq m / 453.59 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

EPC to follow

## Additional Information

**Tenure:** Leasehold

**Council Tax:** Adur & Worthing Band A

**Lease:** 99 years from 1988 - Approximately 62 years remaining. Possibility of extending the lease by negotiation.

**Current Ground Rent:** £102.84 per half year

**Current Service Charge:** Annual Service charge for period 1st July 25-30 June 26 £3,599.66

**Flood Risk:** Rivers & Sea- Very Low , Surface water – Very low

### Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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