



Matthew
Anthony
ESTATE AGENCY

It's all in the details...



236 Kings Hall

Park Road, West Sussex, BN11 2BS

£150,000

- Retirement Property
- Two Bedrooms
- Modern Kitchen
- Spacious Lounge/Dining Room
- Refitted Shower Room/WC
- Close to Local Amenities
- Double Glazing & Electric Heating
- Residents Lounge
- Lift
- No Ongoing Chain

www.matthewanthony.co.uk

Worthing House, 6 South Street, Worthing BN11 3AA
01903 608080 | info@matthewanthony.co.uk

Matthew Anthony are pleased to bring to the market this bright and spacious, chain free, retirement flat benefitting from a secure communal entrance with security entry phone system and a passenger lift to the second floor.

The flat has a spacious entrance hall with the addition of a built-in storage cupboard, leading to a double aspect easterly facing lounge/dining room with feature oriel bay window. The fully fitted kitchen offers a pleasant view of the South Downs and has been refitted with modern units throughout. There are two bedrooms, with the master benefitting from mirrored built-in wardrobes. Refitted with a modern white suite, the shower room comprises a large corner shower cubicle, WC, and vanity sink unit.

The development also offers residents the use of a well-equipped residents lounge which opens onto attractive communal gardens. There is a bookable Guest Room for visitors and car parking facilities.

Situated in a central Worthing location close to the sea, shops, and Worthing Hospital. Bus services pass nearby and Worthing railway station is less than a mile away. Beach House Park is a short walk away with its pleasant gardens, bowling greens and Palm Court Cafe.

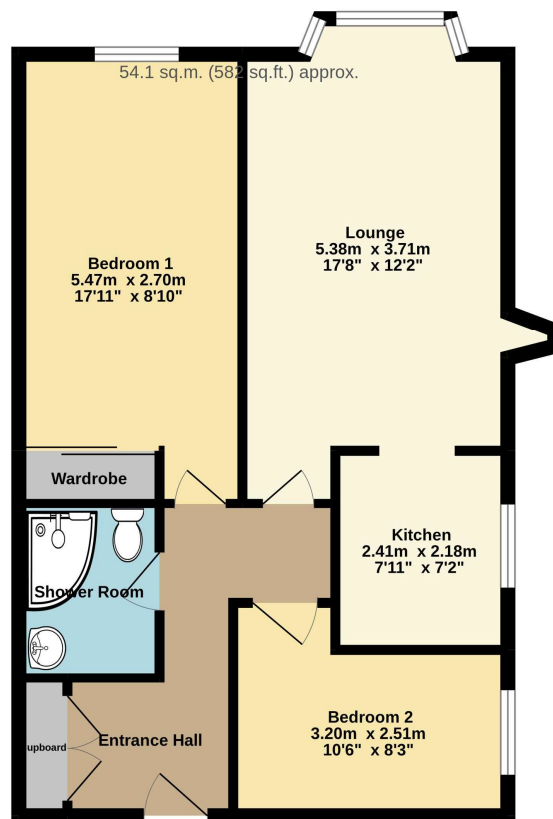
Lease: Approximately 65 years remaining

Current Ground Rent: TBC

Current Service Charge: £3,630.00 per annum

Council Tax: Adur & Worthing Band B





TOTAL FLOOR AREA : 54.1 sq.m. (582 sq.ft.) approx.
 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.
 Made with Metropix ©2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	73	77
(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	

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.

www.matthewanthonny.co.uk

Worthing House, 6 South Street, Worthing BN11 3AA
 01903 608080 | info@matthewanthonny.co.uk