





Flat 2, Bakers Court Salvington Road, Worthing - BN13 2JY

£70,000 Leasehold

Excellent chain free ground floor retirement flat with south facing windows looking out onto lovely communal gardens. Impressively sized layout with a spacious living room and modern kitchen. Unallocated off-road parking and Careline alarm service.

MATTHEW ANTHONY

Incorporating ***Stafford Johnson***





Set back from the statuesque trees of Salvington Road this ground floor home sits within a prized retirement complex for the over 60's encompassed by the greenery of beautifully kept communal gardens and grounds. With secure entry, resident management staff and a Careline alarm service, as well as a residents' lounge, laundry room and guest facilities, Bakers Court is perfectly placed for a range of local amenities and offers easy access to public transport.
Chain free and tastefully presented throughout with soft subtle colours, a notably generous layout has a lovely south facing aspect from each of its main rooms that lets the communal gardens add a superb backdrop to daily life.

When you step inside you'll find a roomy hallway with plush grey carpeting and handy storage that keeps coats, bags and shoes hidden out of sight. All around you timber toned doors open onto impressively sized rooms.
With an accent wall and ample space to have a large dedicated dining area, a brilliantly spacious living room has an inviting and relaxing feel. The south facing windows allow natural light to filter in and the layout opens into a connecting modern kitchen, creating a thoughtful design that's both sociable and functional.
There in the kitchen you'll find contemporary gloss white cabinets wrapping around providing plenty of storage that's both stylish and useable. Matt black countertops sit beneath the red hues of glass brick mosaic splashbacks and there's dedicated space for a freestanding cooker and fridge freezer.
Along the hallway the double bedroom has leafy views of its own as well as recessed fitted wardrobes, while the adjacent shower room features a modern suite in a classic white tile setting.

Outside, the impeccable communal gardens provide every excuse to sit and unwind in the summer sun. Large lawns are peppered and framed with established planting that adds colour and interest throughout the seasons, and a considerably large south facing brick paved patio is a fabulous place to enjoy everything from an afternoon siesta to an al fresco coffee with friends.
Residents also have the convenience of non allocated off-road parking within the complex and access to amenities such as a communal lounge, laundry room and guest suite for overnight visitors.
The Arundel Road / the A27 runs parallel to Salvington Road, there are bus stops close by and Durrington on Sea mainline railway station is circa 1.5miles from your door.

Service charge: £2,615 annually

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



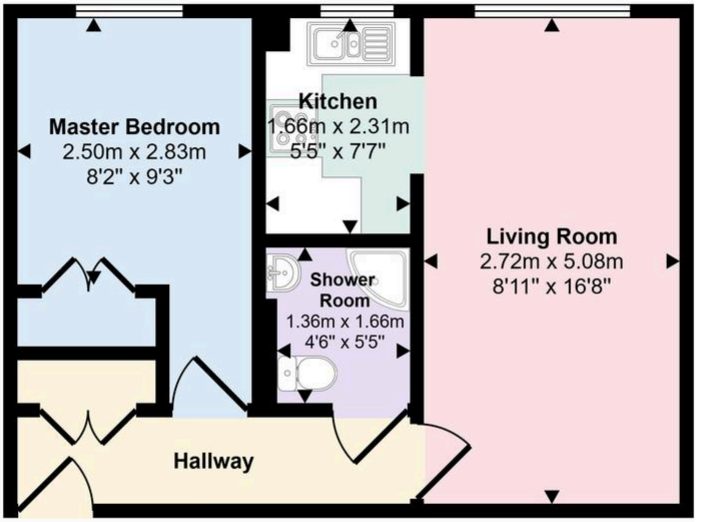








Approx Gross Internal Area
37 sq m / 393 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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