



28 Cissbury Court | Findon Road | Worthing | BN14 0BF

Asking Price Of **£89,950**





Jacobs Steel would like to present this lovely second floor retirement flat with one double bedroom and beautiful views over Cissbury Ring. The property benefits from a 15ft lounge, kitchen, double bedroom and a shower room/wc. Warden on site and chain free. Close to all local amenities at Findon Valley shopping parade.



## Key features:

- Retirement Flat
- Top / Second Floor
- One Double Bedroom
- 15ft Lounge
- Kitchen
- Shower Room/wc
- Non-Allocated Residents Parking
- Views Towards Cissbury Ring
- Communal Gardens
- Chain Free

 1 Bedroom

 1 Bathroom

 1 Living Room

### INTERNAL

The entrance hall has a large airing/storage cupboard and doors off leading to the lounge with views towards Cissbury Ring, eaves storage and double doors opening into the kitchen. The kitchen has a range of fitted wall and base units, worksurfaces, integrated electric hob with extractor over, eye level oven and space for fridge and freezer. The double bedroom also benefits from views of Cissbury Ring and fitted wardrobes. The shower room comprises of a step up shower cubicle, wc and wash hand basin. There are a range of communal facilities including a residents lounge, laundry room and a guest suite.

### EXTERNAL

There are well maintained communal gardens and residents parking.

**TENURE** Leasehold: 125 Years from 2006

Maintenance approx. £1600 per ½ year

Ground rent £260 per annum

### SITUATED

Situated in Findon Valley, nestled at the foot of the South Downs, and close to Cissbury Ring with delightful walks and views across this National Trust site. Locally there is a good selection of shops, doctors, dentist, restaurants and pubs in close proximity. Bus routes nearby.

### ENTRANCE HALL

**LOUNGE** 15' 6" x 10' 2" (4.72m x 3.1m)

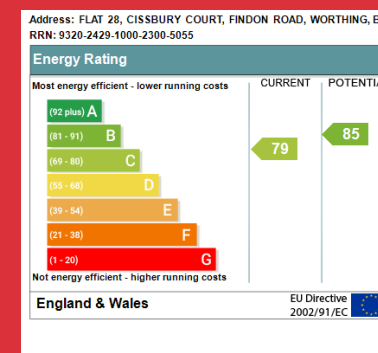
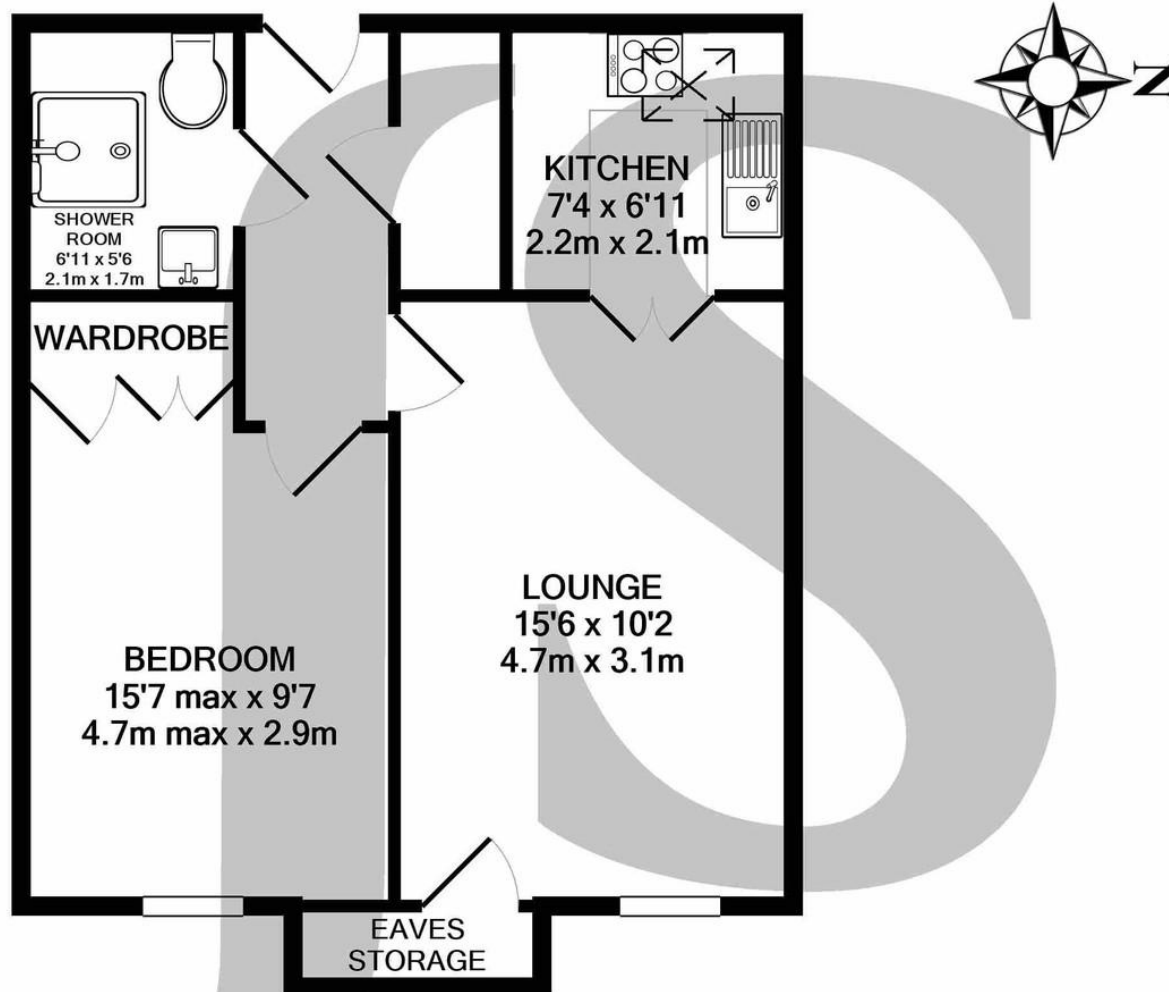
**KITCHEN** 7' 4" x 6' 11" (2.24m x 2.11m)

**BEDROOM** 15' 7" into wardrobe x 9' 7" (4.75m x 2.92m)

**SHOWER ROOM/WC** 6' 11" x 5' 6" (2.11m x 1.68m)







## Property Details:

Floor Area: 463 sq ft (43 sq m) – Floor area is quoted from the EPC

Tenure: Leasehold

Council Tax: Band

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.