



Salvington Road, Worthing

Offers Around £87,500

A well-presented two-bedroom ground floor retirement flat situated in the popular Bakers Court development in Salvington, conveniently located close to local shops, bus routes and amenities.

This bright and spacious apartment offers comfortable and secure retirement living, featuring a generous lounge/dining room, modern fitted kitchen, two bedrooms and a contemporary shower room. The property benefits from double glazing, emergency pull-cord assistance and excellent storage throughout.

Residents of Bakers Court enjoy a range of communal facilities including a residents' lounge, laundry room and beautifully maintained communal gardens, creating a friendly and sociable environment. Further benefits include lift access within the building, visitor parking and no onward chain.

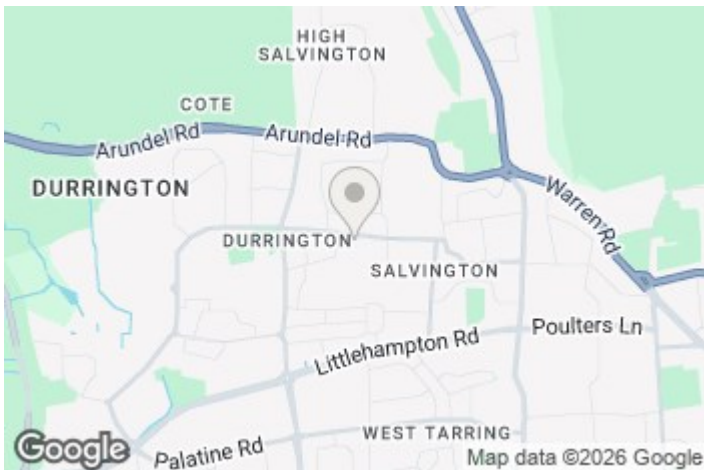


Council Tax Band: B

- Ground floor accommodation
- Service charge £3050 P/A
- Communal facilities
- Easy walk to the shops and post office
- 24hr Emergency Pull Cord System

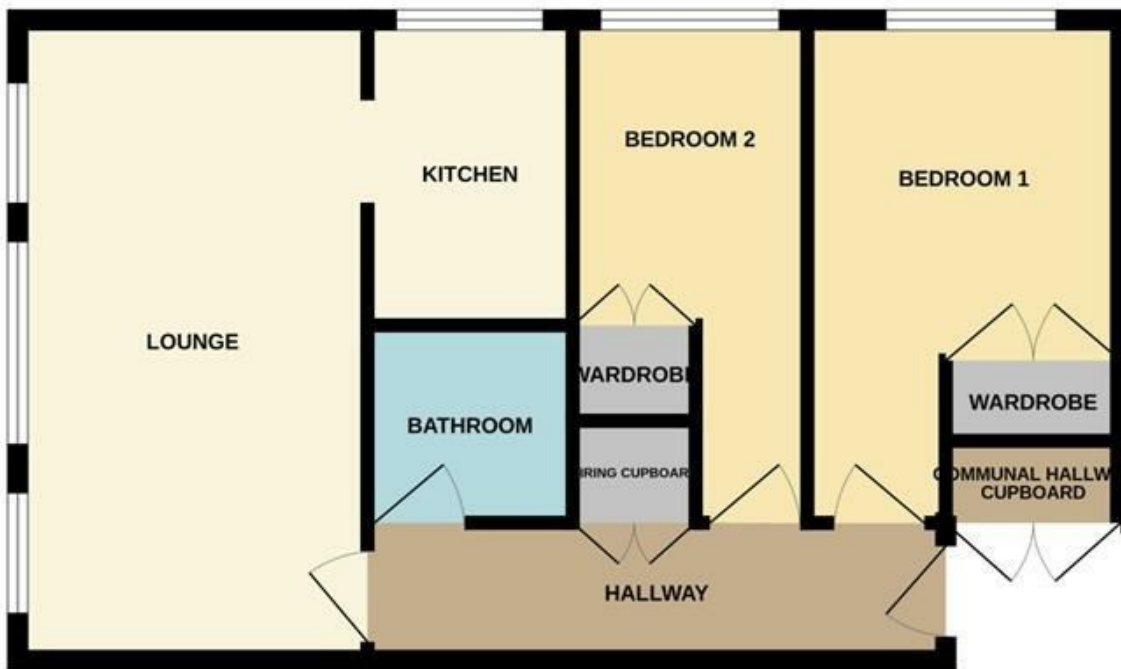
- Over 60s only
- Vacant possession
- Local bus stop
- EPC - C
- Beautiful communal gardens





EPC Rating:
C

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



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