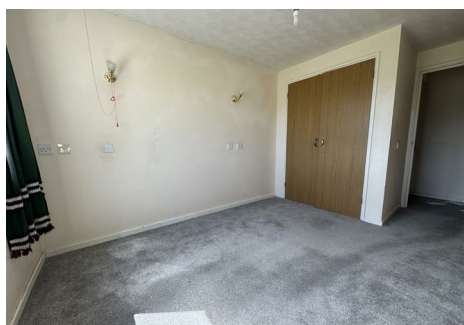




ASPIRE RESIDENTIAL

Service | Expertise | Accountability



Salvington Road, Worthing, BN13 2JY

Offers Around £79,950

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.

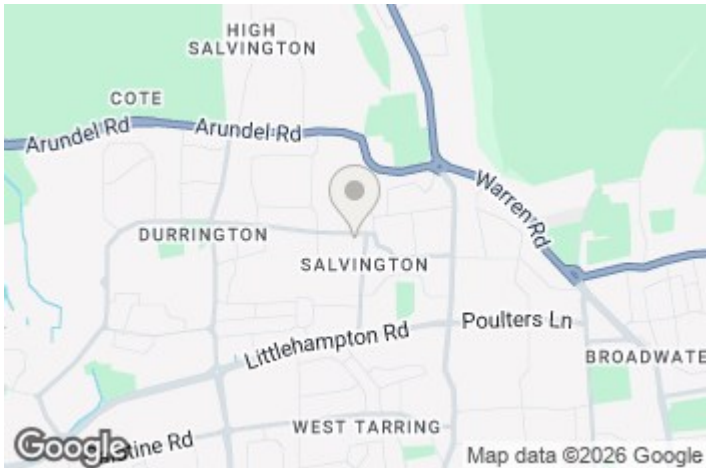


Council Tax Band: B

- 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

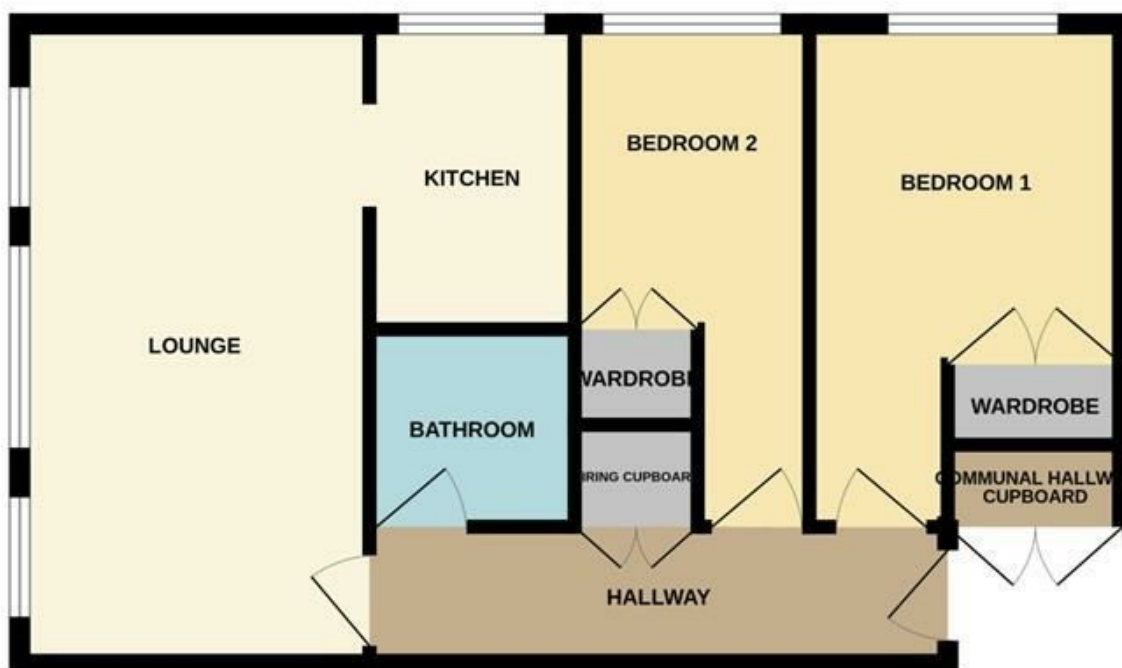


Worthing is a vibrant seaside town on the south coast, known for its attractive promenade, historic pier and wide range of shops, restaurants and leisure facilities. The town also offers excellent green spaces including Beach House Park and Highdown Gardens, along with theatres, galleries and regular community events, making it a popular and well connected coastal location.



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	



Aspire Residential | Goring-by-Sea

28 Goring Road
Goring-by-Sea
Worthing
BN12 4AD
Telephone: 01903 259 961
Email: info@aspireresidential.co.uk



Aspire Residential | Durrington / Salvington

5 Selden Parade
Salvington Road
Worthing
BN13 2HL
Telephone: 01903 910 424
Email: enquiries@aspireresidential.co.uk

Aspire Residential and Aspire Residential Estate Agents are trading names of Aspire Residential Real Estate Limited, a Company registered in England and Wales with registration number 11512783. VAT No. 305 0761 37

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.