



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

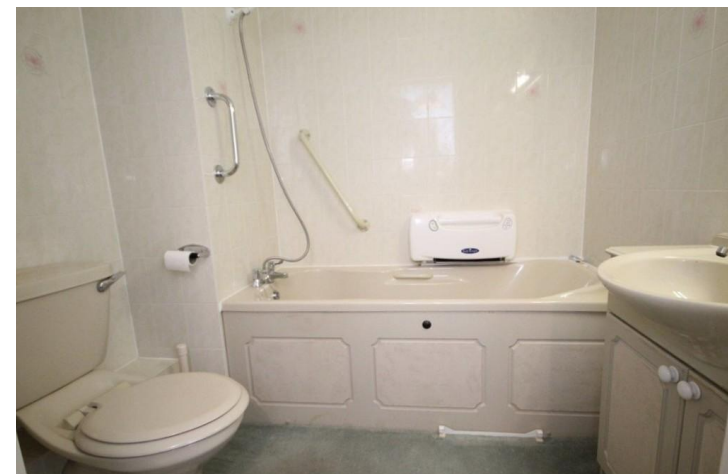
Guide Price **£100,000**







Jacobs Steel would like to present this lovely retirement flat with one double bedroom and beautiful views over Cissbury Ring and the communal gardens. The property has a 21ft lounge/diner, double doors opening into fitted kitchen, double bedroom with fitted wardrobes, bathroom/wc and a secondary wc. Warden on site and chain free. Close to all local amenities at Findon Valley shopping parade.



## Key features:

- First Floor Retirement Flat
- Double Bedroom with Fitted Wardrobes
- 21ft Lounge/Diner
- Fitted Kitchen
- Beautiful Countryside Views
- Communal Lounge & Laundry Room
- Bathroom/WC & separate wc
- Non Allocated Residents Parking
- Communal Gardens
- Chain Free

 1 Bedrooms

 2 Bathrooms

 1 Living Room

**INTERNAL** Secure entry into Cissbury Court. Stairs and lift to all floors. The entrance hall has a storage cupboard. Good sized lounge/diner with lovely views over the communal gardens and towards Cissbury Ring, glazed double doors opening into the kitchen. The kitchen has base and wall units with worktop over, inset electric hob with extractor over, eye level integrated oven and space for a fridge and freezer. The double bedroom also benefits from views of Cissbury Ring and fitted wardrobes. Bathroom with panelled bath, wc and wash hand basin. Secondary cloakroom/wc with wash hand basin and door to large airing cupboard. There are a range of communal facilities including a residents lounge, laundry room and a guest suite.

**EXTERNAL** There are well maintained communal gardens, resident and visitor parking.

**SITUATED** Cissbury Court is 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, churches, restaurants and pubs in close proximity. Bus routes nearby and easy access to the main A roads.

**TENURE** Leasehold: 125 Years from 2006

Maintenance approx. £1600 per 6 months

Ground rent £260 per 6 months

**ENTRANCE HALL**

**LOUNGE/DINER** 21' 1" x 10' 7" (6.43m x 3.23m)

**KITCHEN** 8' 9" x 7' 7" (2.67m x 2.31m)

**BEDROOM ONE** 17' 3" x 9' 2" (5.26m x 2.79m)

**BATHROOM** 6' 10" x 5' 7" (2.08m x 1.7m)

**CLOAKROOM/WC** 5' 0" x 4' 9" (1.52m x 1.45m)

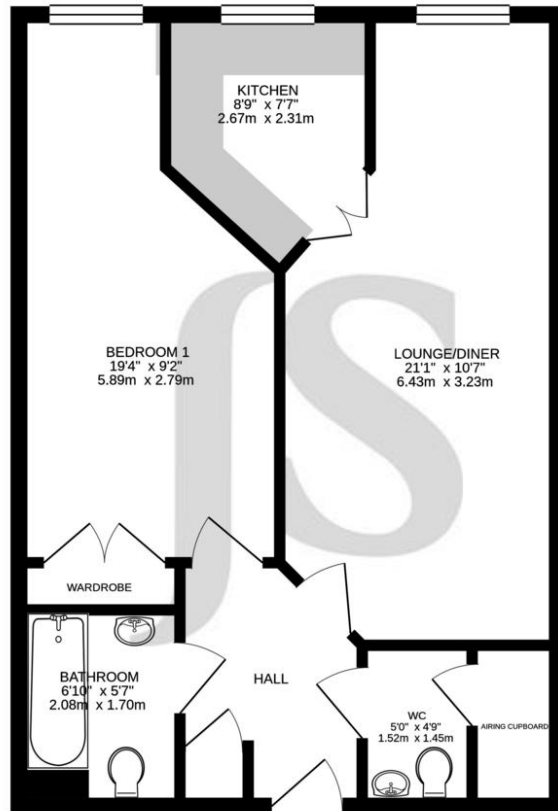
**COUNCIL TAX** Band

Agents note: *photos were taken before the current tenancy began.*

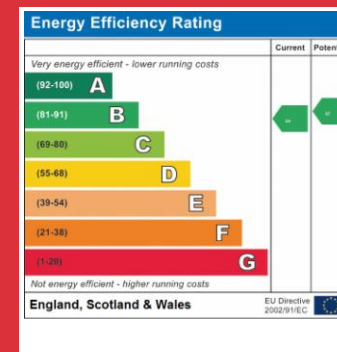




GROUND FLOOR



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.  
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## Property Details:

Floor Area: 549 sq ft (51 sq m) – Floor area is quoted from the EPC

Tenure: Leasehold

Council Tax: Band B

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 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.