



Cambridge Lodge | Southey Road | Worthing | BN11 3HT  
£165,000





Jacobs Steel are delighted to present this rarely available ground floor retirement apartment, located in a highly sought-after development on the outskirts of Worthing town centre, just a short distance from local amenities and the seafront. This spacious property features a generous double bedroom with fitted wardrobes, a bright lounge/diner with views over the beautifully maintained communal gardens, a fitted kitchen and shower room. Enjoy direct access to a private patio, ideal for outdoor relaxation. Residents benefit from a range of superb communal facilities including landscaped gardens, a welcoming residents' lounge, guest suite, communal kitchen and laundry room. This is a wonderful opportunity to secure a well-positioned and comfortable home in a peaceful, community-focused setting.



## Key Features

- Ground Floor Retirement Apartment
- Popular Sought-after Development
- One Double Bedroom With Fitted Wardrobes
- Lounge/Diner With Garden Views
- Fitted Kitchen & Fitted Shower Room
- Private Patio & Access To Communal Garden
- Attractive Landscaped Communal Gardens
- Communal Facilities Including Residence Lounge
- Town Centre Location



**1 Bedroom**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

Accessed via a secure communal entrance with a video entry system, the property welcomes you into an elegant communal hallway that leads directly to the inviting residents' lounge—an ideal space for socialising and relaxation. The apartment itself is conveniently located on the ground floor, just a short walk along the hallway. Upon entering through the private front door, you are greeted by a spacious entrance hall offering access to all rooms, as well as a generously sized storage cupboard. The bright and airy lounge/diner provides ample space for both living and dining, with a large glazed door that opens directly onto a private patio overlooking the beautifully landscaped, mature communal gardens. The modern kitchen, also enjoying garden views, is well-appointed with a range of wall and base units, integrated appliances including an eye-level oven, hob, and built-in fridge-freezer, combining both style and functionality. The large double bedroom features fitted mirrored wardrobes and lovely views across the tranquil communal grounds. Completing the accommodation is a shower room with a walk-in shower cubicle and mains-powered shower, WC, wash hand basin with storage, heated towel rail, and extractor fan.

#### Communal Amenities

This beautifully maintained development offers a welcoming and sociable environment, thoughtfully designed for comfortable retirement living. Residents can enjoy a variety of superb communal amenities, including a stylish residents' lounge where regular social events and activities are held, fostering a true sense of community. Additional features include a fully equipped communal kitchen, a convenient laundry room, and a well-appointed guest suite for visiting family and friends. For added peace of mind, an on-site manager ensures a safe and well-managed living environment.

### EXTERNAL

The development is set within beautifully landscaped communal gardens, offering a tranquil and picturesque setting. These well-maintained gardens are adorned with a delightful array of mature shrubs, trees, and flowering plants. For added convenience, the development also benefits from dedicated residents' parking and secure mobility scooter storage, ensuring ease of access and peace of mind.

Council Tax Band B

### LOCATION

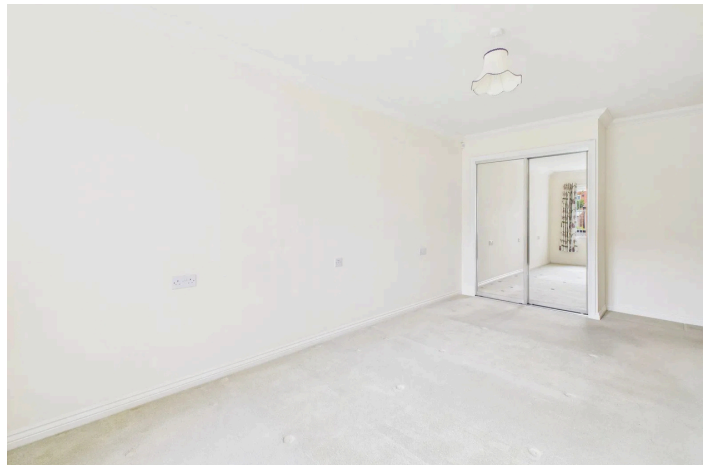
Situated Just moments from the vibrant heart of Worthing, this superb location offers easy access to the town centre's comprehensive array of shopping facilities, stylish restaurants, traditional pubs, cinemas, theatres, and a wide range of leisure amenities to suit all lifestyles. Everyday essentials are conveniently available at nearby Heene Road, with charming local shops just a short stroll away. The picturesque seafront is within comfortable walking distance, perfect for enjoying coastal walks and sea views. Excellent transport links are also close at hand, with Worthing mainline station approximately three-quarters of a mile away and regular bus services running nearby, ensuring easy connectivity to surrounding areas.

Tenure: Leasehold

Lease Length: 114 Years Remaining

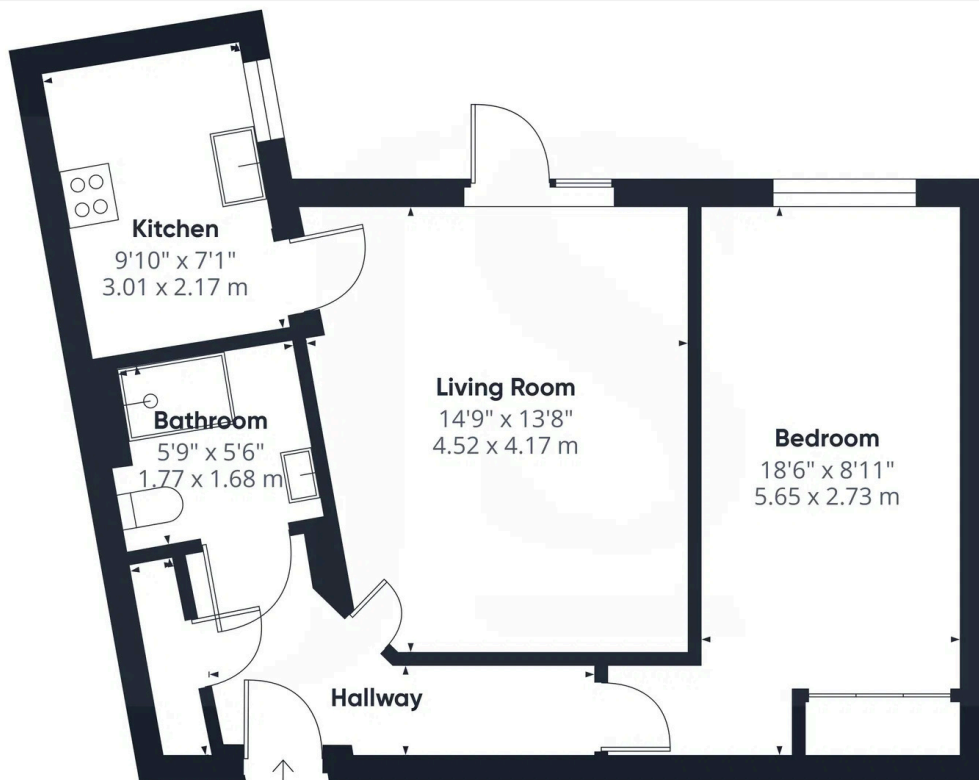
Maintenance: £2011.68 Per 6/Months

Ground Rent: £326.52 Per 6/Months



To book a viewing contact us on: 01903 206000 | [worthing@jacobs-steel.co.uk](mailto:worthing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)





Energy Efficiency Rating		
	Current	Potential
<b>Very energy efficient - lower running costs</b>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<b>Not energy efficient - higher running costs</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Property Details:

Floor area \*as quoted by Floorplan

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 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.