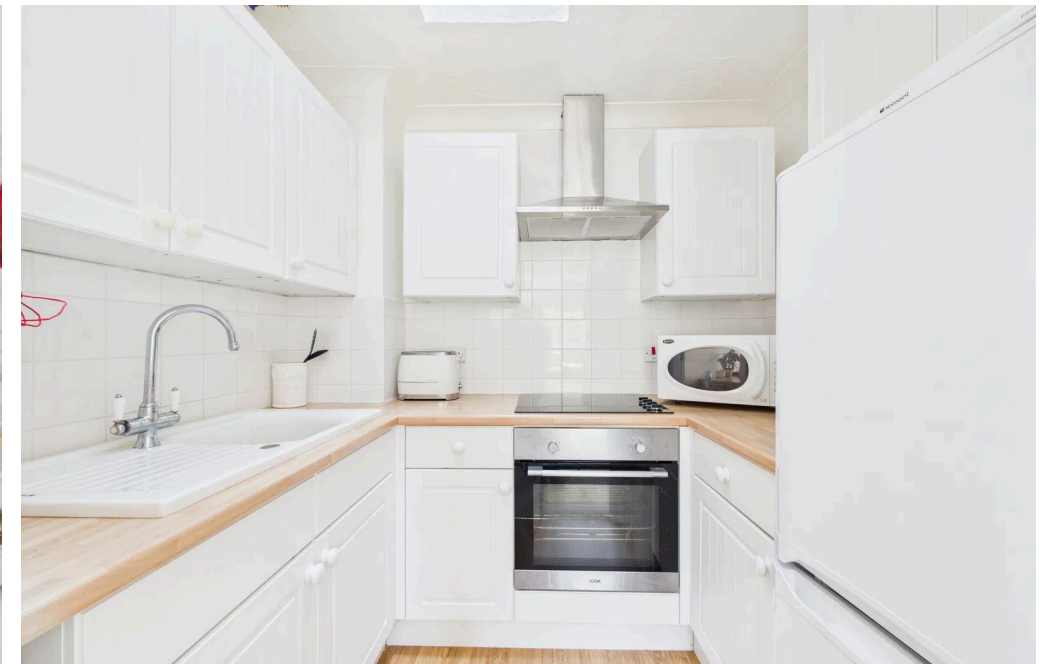




Cissbury Court, Findon Road, Findon Valley, Worthing, BN14 0BFY

Guide Price **£90,000**



A beautifully presented second-floor retirement apartment with lift access, featuring a bright west-facing lounge/diner, modern kitchen with skylight, double bedroom and stylish shower room. Set within well-maintained communal gardens, residents enjoy a lounge, guest suite, laundry, off-road parking, and part-time house management with 24-hour careline. Ideally located in Findon Valley near the South Downs National Park and excellent local amenities nearby.



Key Features

- Second Floor Retirement Flat
- Double Bedroom
- Fitted Kitchen
- Modern Shower Room
- Communal Lounge & Laundry Room
- Well Presented
- Close to Local Shops & Amenities
- Well Maintained Communal Gardens
- Passenger Lift & Residents Parking
- Chain Free



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

Accessed via a secure communal entrance with an entry phone system, this well-presented second-floor apartment is reached by stairs or a convenient passenger lift. The private front door opens into a welcoming entrance hall, offering access to the loft and a generous built-in airing/storage cupboard. The lounge/diner has a westerly aspect and features an attractive fireplace with a coal-effect electric fire. The glazed double doors lead into the modern kitchen, stylishly appointed with ample work surfaces, and a range of base and wall units, built-in oven with electric hob and extractor over, fridge/freezer included and a skylight that fills the space with natural light.

The double bedroom also benefits from a westerly aspect and has garden views. The modern shower room/WC features a double shower cubicle, wash hand basin set in vanity unit and low level wc—completing this delightful and easy-to-maintain home.

This popular retirement home includes part time house management and 24-hour care line response system. A resident's communal lounge with kitchen facilities, guest suite and laundry room.

EXTERNAL

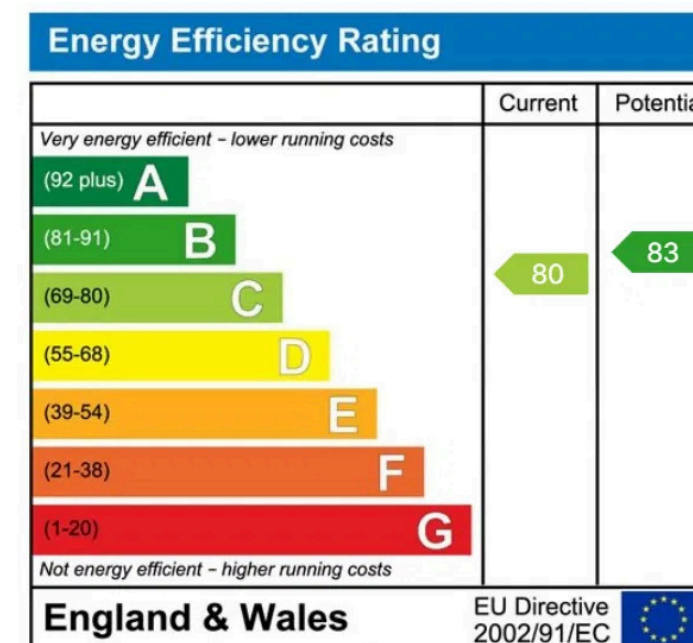
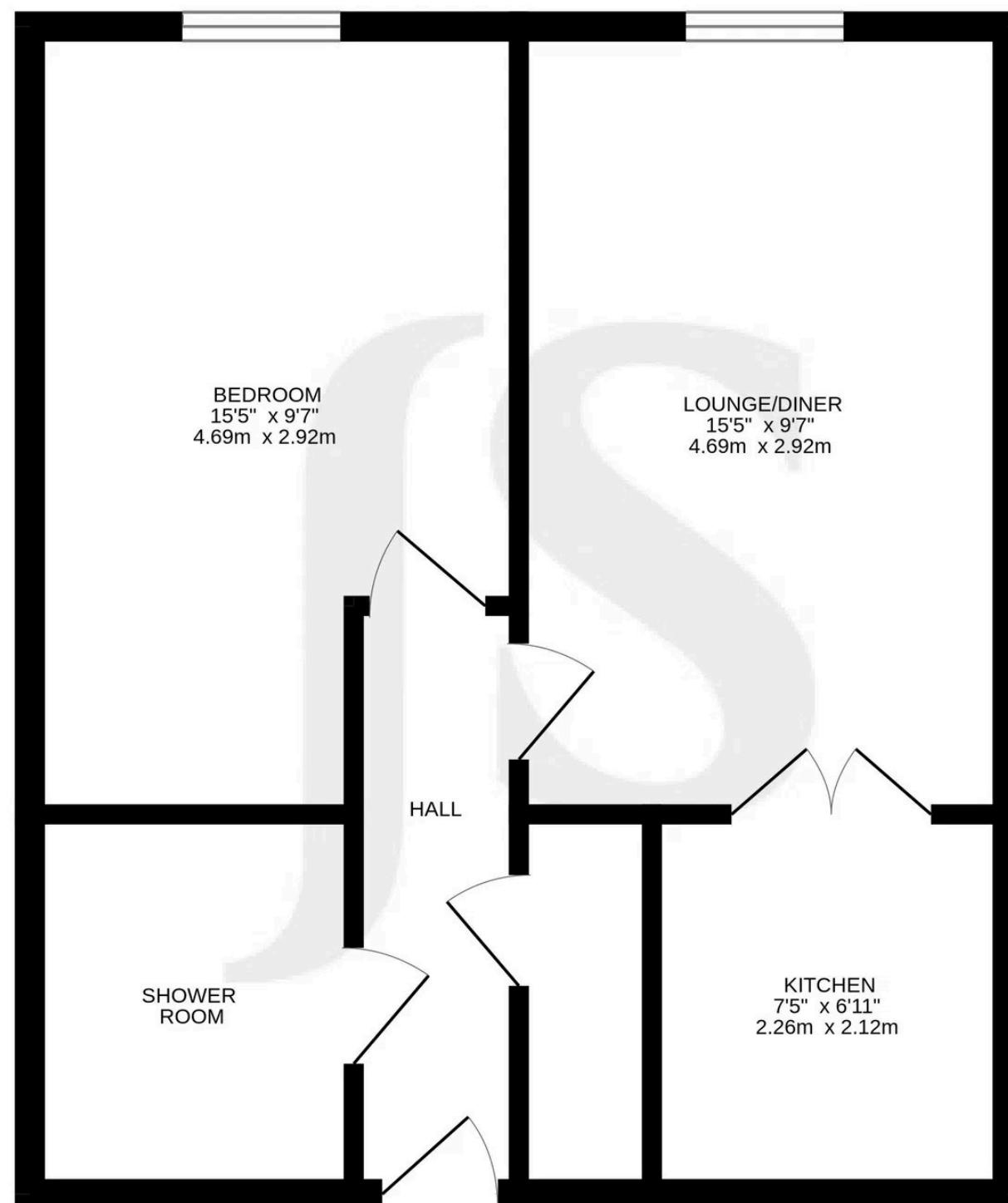
The property is set in beautiful communal gardens with hedge and shrub borders, the off road parking is for residents and visitors.

SITUATED

Discover the idyllic setting of Findon Valley, nestled at the foot of the South Downs National Park. Here, the goods included. The double bedroom has a built in wardrobe and the property has a modern shower room. Residents have the privilege of exploring fabulous scenic walks, with notable landmarks such as Cissbury Ring and The Gallops. Findon Valley and nearby Findon Village offer amenities to cater to residents' needs. From doctors' surgeries to a diverse selection of shops, restaurants and pubs, everything you need is within easy reach. For commuters and travelers, the property benefits from excellent transport links. The nearest railway station, West Worthing, is a mere 2.3 miles away, providing convenient access to regional and national rail networks. Additionally, bus routes run along the main road, offering further connectivity to surrounding areas. Easy access to major roadways, including the A24 and A27.



To book a viewing contact us on: 01903 873999 | findon@jacobs-steel.co.uk | jacobs-steel.co.uk



TENURE

Leasehold 95 years remaining
 Maintenance £2165.12 per 6 months
 inc. water bill
 Ground Rent £257.87 per 6 months

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other one 55 years.

Property Details:

Floor area as quoted by EPC: 420 SqFt

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.