

216 Kings Hall

Park Road, Worthing, West Sussex, BN11 2BS



PRICE: £115,000

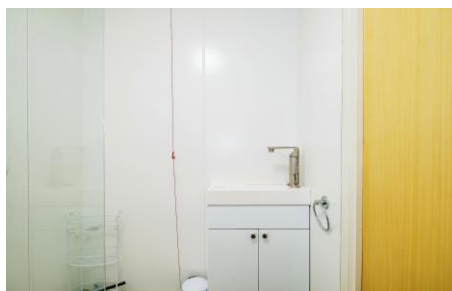
Lease: 99 years from 1988

Property Description:

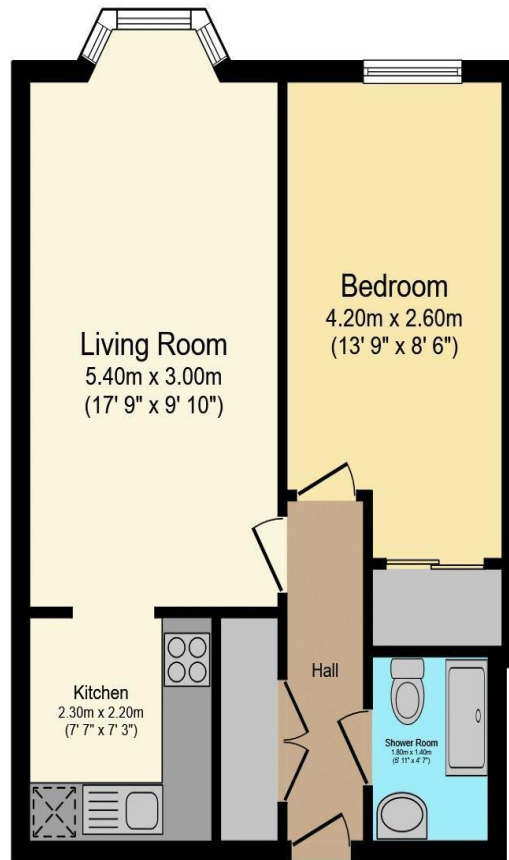
A SECOND FLOOR ONE BEDROOM RETIREMENT APARTMENT SITUATED IN THE HEART OF WORTHING TOWN CENTRE

Kings Hall is located on a quiet one way road, close to the town centre. Across the road is the hospital and a short walk to the park and 10 minutes from the sea front. Bus stops are also close by. Kings Hall was constructed by Anglia Secure Homes and comprises 57 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. 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 over 55 years. Please speak to our Property Consultant if you require information regarding 'Event Fees' that may apply to this property.

- Residents' lounge
- Communal Laundry
- 24 hour emergency Appello call system
- Hairdressing salon
- Virgin Media and Sky connection are available if required.
- 2 Guest Suites and a lift to all floors
- Development Manager
- Pedestrian access to Warwick Gardens
- Lease 99 years from 1988



**For more details or to make an appointment to view, please contact
Millie & Carla**



Total floor area 44.8 m² (482 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 88 |
| (69-80) | C | 79 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

For Financial Year Ending:

30/06/2024

Annual Ground Rent:

£205.69

Ground Rent Period Review:

Next Uplift 2033

Annual Service Charge:

£3,371.59

Council Tax Band:

A

Event Fees:

1% Transfer

0% Contingency

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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.