



36 Winterton Lodge, Goda Road, Littlehampton BN17 6SY  
**£130,000 Leasehold**

**HAWKE & METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- 2 Bedroom Retirement Flat
- First Floor with Lift Access
- Modern Shower Room/WC
- Residents Lounge & Laundry Room
- Spacious Lounge
- Modern Electric Heating
- Communal Gardens
- Residents Off Road Parking
- EPC Rating: - 'C'

A bright and sunny two bedroom first floor retirement flat with lift access.

In brief the accommodation comprises: - entrance hall, spacious lounge with south facing bay window overlooking the courtyard; modern kitchen with space and plumbing for a dishwasher and washing machine, two good size bedrooms and a modern shower room/WC.

Features include modern electric heating, double glazing, 24hr safety alarm pull cord system, visiting manager and security entry phone system.

Winterton Lodge is a purpose built age restricted retirement development conveniently situated close to Littlehampton town centre and other local amenities. It is located on the corner of Goda Road and East Street.

LEASE: - 125 years from 25/12/87

MAINTENANCE CHARGE: - £266.95pcm, as at April 2022

GROUND RENT: - £50 per annum

Council Tax Band 'D'

Under the 1979 Estate Agents Act we are obliged to inform any interested party that the vendor of this property is a relation of a member of staff at Hawke and Metcalfe.

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.



## First Floor

Approx. 52.9 sq. metres (569.7 sq. feet)



Total area: approx. 52.9 sq. metres (569.7 sq. feet)

**SECURITY ENTRY PHONE SYSTEM**

**COMMUNAL ENTRANCE HALL**

**STAIRS & LIFT TO FIRST FLOOR**

**ENTRANCE HALL**

**LOUNGE/DINER**

19' 3" x 10' 7 max" (5.87m x 3.23m)

**KITCHEN**

10' 7" x 5' 7" (3.23m x 1.7m)

**BEDROOM 1**

13' x 9' (3.96m x 2.74m)

**BEDROOM 2**

13' x 7' 2" (3.96m x 2.18m)

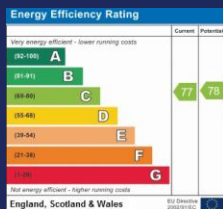
**SHOWER ROOM/WC**

**RESIDENTS PARKING BAYS**

**COMMUNAL LOUNGE**

**COMMUNAL GARDENS**

**LAUNDRY ROOM**



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