

1 Oakland Court Gratwicke Road

, Worthing, BN11 4BZ

Asking price £125,000

Leasehold Council Tax Band B



A fantastic opportunity to acquire this chain-free, two-bedroom ground floor retirement flat, situated in the heart of Worthing town centre, just a short walk from the shops and seafront.

The property features a bright and airy dual-aspect lounge, with double doors opening onto the beautifully maintained communal garden. The adjoining kitchen is well-equipped with a range of wall and base units, ample worktop space, and room for appliances.

The spacious main bedroom benefits from built-in wardrobes and a large window, allowing plenty of natural light. The second bedroom is a generously sized single, ideal for guests or as a study. Along the hallway, you'll find the modern shower room, complete with a double-width shower, hand wash basin, WC, and a heated towel rail.

Residents of this sought-after development enjoy a communal lounge, on-site warden, laundry facilities, and residents' parking.

Location

Oakland Court is ideally positioned on Gratwicke Road, right in the heart of Worthing town centre. A wide range of shops, amenities, bars, and restaurants are all within easy reach, as well as the seafront, promenade, and mainline railway station.

Warden available Monday to Friday
8am-4pm

Lease years remaining - 84 years
Service charge - £3000pa (approx)
Ground rent - £100pa





Entrance hall

Lounge
14'9 x 10'5 (4.50m x 3.18m)

Kitchen
7'7 x 5'8 (2.31m x 1.73m)

Bedroom 1
13 x 8'5 (3.96m x 2.57m)

Bedroom 2
8'9 x 7'7 (2.67m x 2.31m)

Shower room



Floor Plan



Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

