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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







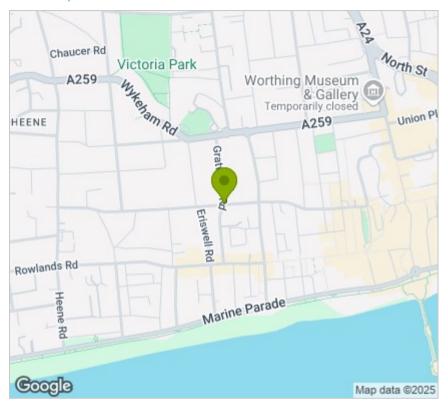
### Floor Plan



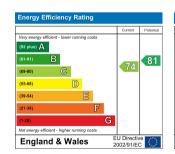
## Viewing

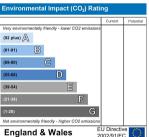
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

#### Area Map



#### **Energy Efficiency Graph**





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