



Flat 17, The Courtyard 24-26 Offington Lane, Worthing, BN14 9RT  
Guide Price £125,000





A one double bedroom first floor retirement flat forming part of a popular development within in the sought after catchment area of Offington. The property is just a few hundred yards bus services and local shops at the Thomas A Becket parade and the accommodation consists of a communal hallway, reception hall, lounge/dining room, kitchen, bedroom, shower room, residents parking and attractive communal grounds.

- Retirement Apartment
- One Double Bedroom
- First Floor
- Views Over Communal Garden
- Gas Central Heating
- Residents Parking
- West Aspect Rooms
- Sought After Development





### Communal Hallway

Accessed via glazed communal doors with security entryphone system. Staircase to first floor landing. Private door to flat.

### Reception Hall

Radiator in decorative casing. Central heating thermostat. Built in shelved storage cupboard. Built in airing cupboard. Warden pull cord. Dado rail. Coved and textured ceiling.

### Lounge

4.47m x 3.33m (14'8 x 10'11)

West aspect via double glazed window and Juliette balcony. Fireplace having raised hearth, surround and mantle over. Radiator. Dado rail. Four wall light points. Dimmer switch. Entryphone. Warden pull cord. Coved and textured ceiling with ceiling rose. Opening to kitchen.

### Kitchen

2.49m x 1.78m (8'2 x 5'10)

Fitted suite comprising of a single drainer sink unit having mixer taps and with storage cupboard and



space for washing machine below. Areas of work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Four ring hob with fitted oven and grill below. Integrated fridge/freezer. Part tiled walls. Tile effect vinyl flooring. Wall mounted boiler. Coved and textured ceiling. Double glazed window.

### Double Bedroom

3.51m x 3.30m (11'6 x 10'10)

West aspect double glazed windows. Fitted bedroom wardrobes. Radiator in decorative casing. Dado rail. Warden pull cord. Coved and textured ceiling.

### Shower Room/W.C

Step in double shower cubicle with shower unit and tiled surround. Wash hand basin with storage cupboard below. Low level w.c. Radiator. Part tiled walls. Extractor fan. Warden pull cord. Textured ceiling.

### Communal Grounds

Attractive and well kept communal grounds and gardens surround the development with a laundry area to the rear of the block.



### Residents Parking

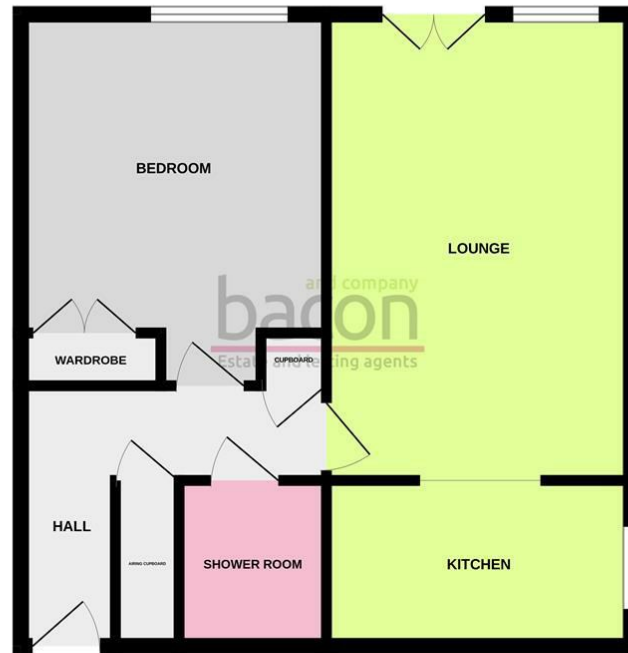
Residents permit parking to the front of the development.

### Lease & Maintenance

Lease: 125 years from 1988 (88 years unexpired).  
Ground Rent: Approximately £250 per annum  
Maintenance: £196pm

NB: Grange Property Management that the sub-leases stipulate that purchasers of the Flats at The Courtyard must be 60+ years old

# FIRST FLOOR



NOT TO SCALE - FOR LAYOUT PURPOSES ONLY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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