



Guardian Court, Worthing, BN13 2EE

Price Guide £115,000

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**bacon**  
Estate and letting agents





xxxxxxxxxBEST OFFER OVER £115, 000 BEFORE END OF APRILxxxxxxxxx

A bright and spacious one double bedroom GROUND floor retirement flat located in the sought after area of Offington. Accommodation briefly consists on an entrance hall, south facing lounge/diner leading to patio area, modern refitted kitchen, double bedroom and a fitted wet room/WC. Fitted carpets throughout. Emergency pull cords, on site manager and community meeting room, visitors/residents parking and attractive communal gardens. Vacant possession.

This flat has been adapted for 'quality of life ' and is limited to the over 60's.

Close to amenities including library, post office and a choice of good character public houses.

- Popular Guardian Court
- Ground Floor retirement Apartment
- Lounge onto Patio area
- Fitted Kitchen
- Double Bedroom
- Wet Room
- Communal Gardens/ laundry room
- Communal lounge/kitchen and Visitors Room









### Communal Entrance

Communal entry phone. Ground floor access to flat 9.

### Private Entrance

Front door to:

### Entrance Hall

Security entry phone, coved ceiling.

### Lounge/Diner

5.44m x 3.30m (17'10 x 10'10)

With double glazed windows and French doors to patio area and overlooking the communal gardens, radiator, opening to kitchen.

### Patio Area

South facing.



### Kitchen

2.44m x 1.96m (8'0 x 6'5)

New kitchen with range of worktop surfaces with cupboards and drawers under incorporating a one and a half bowl sink unit, built in washing machine and fridge freezer, range of matching wall cupboards, built in microwave and part tiled walls, shelving, double glazed window to front. New solid wood flooring

### Bedroom

3.96m x 2.79m (13'0 x 9'2)

Radiator, larger recessed wardrobe/storage cupboard, coved ceiling, corner cabinet.

### Communal Facilities

Residents lounge with kitchenette and laundry room.



Hospitality room for visitors. - ( need to book.) Adequate off road parking for residents.

### Communal Gardens

Well maintained and mainly laid to lawn. Residents gardening club.

### Outgoings

Maintenance.....

Buildings Insurance £7.18 per month  
99 years from 1 September 2000

### Council Tax

Band B

### Lease Term and Maintenance

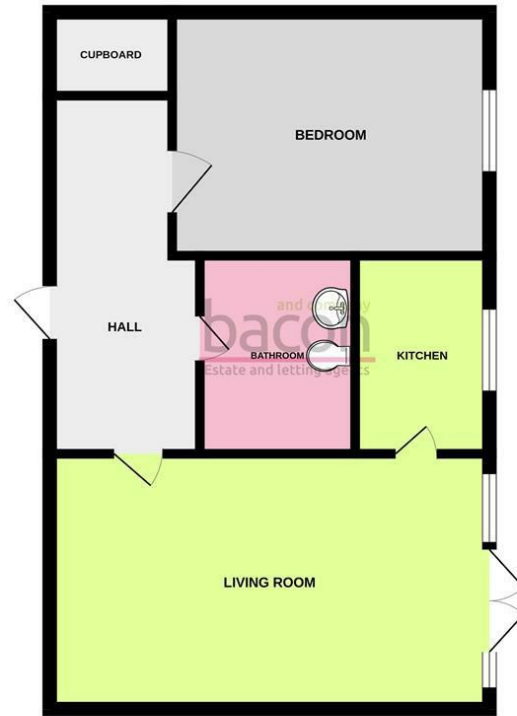
99 years from 1 September 2000

Maintenance approx £382 pcm - includes heating and hot water





GROUND FLOOR



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 misstatement. 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>	<b>77</b>	<b>79</b>
(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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