



Rogate Road, Worthing, BN13 2EE

Asking Price £140,000

Aspire Residential are delighted to bring to the market this spacious two bedroom retirement flat in the popular development of Guardian Court, Rogate Road. Shared facilities include a communal lounge, an on-site laundry, well maintained landscaped gardens, a guest room and parking spaces. The property will be sold with no forward chain.



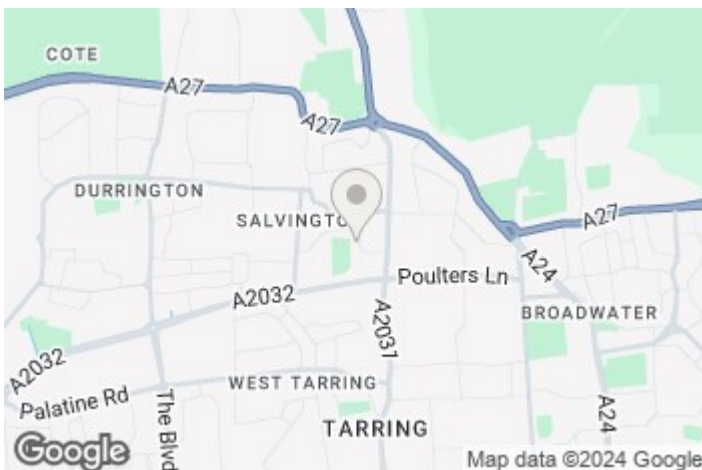
Council Tax Band: B

- Being sold with no onward
- Age restricted to over 60 years of age
- Communal facilities including lounge and laundry
- Beautifully landscaped communal gardens
- Service and Maintenance Charge £449 per month

- Spacious two bedroom retirement flat
- 24 hour emergency call service and Estate Manager
- Lift access to all floors
- Extended lease term
- Water, Heating, Window Cleaning and Lift Maintenance included



Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal experience. The town's vibrant cultural scene is enriched by theatres, art galleries, and frequent events, creating a lively atmosphere. With its beautiful parks, such as Beach House Park and Highdown Gardens, Worthing provides green spaces for leisure and relaxation. The town's bustling town centre features a diverse array of shops, restaurants, and entertainment venues, contributing to its reputation as a welcoming and thriving community. Worthing's accessibility, rich history, and scenic beauty make it a sought-after destination for those seeking a coastal haven with a perfect blend of tradition and modernity.

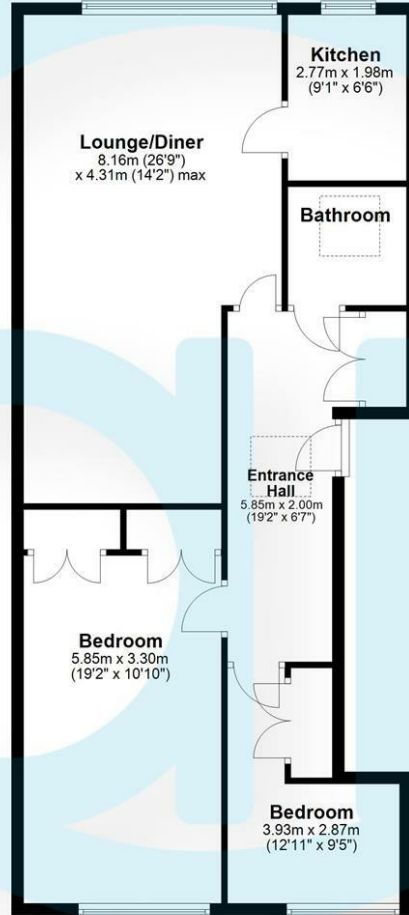


EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Plan

Approx. 86.9 sq. metres (934.9 sq. feet)



Total area: approx. 86.9 sq. metres (934.9 sq. feet)

Aspire Residential | Goring-by-Sea

28 Goring Road
Goring-by-Sea
Worthing
BN12 4AD
Telephone: 01903 259 961
Email: info@aspireresidential.co.uk



Aspire Residential | Durrington / Salvington

5 Selden Parade
Salvington Road
Worthing
BN13 2HL
Telephone: 01903 910 424
Email: enquiries@aspireresidential.co.uk

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