



# ASPIRE RESIDENTIAL

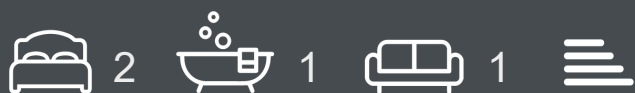
Service | Expertise | Accountability



Rogate Road, Worthing, BN13 2EE

Guide Price £137,000

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.



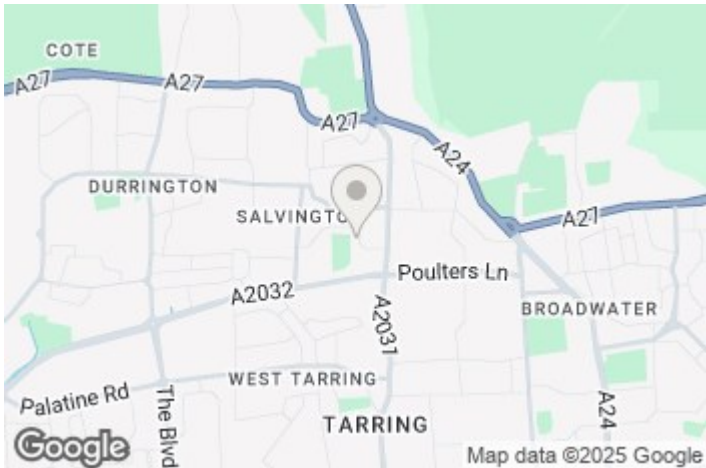
Council Tax Band: B



- 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 £539.79 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



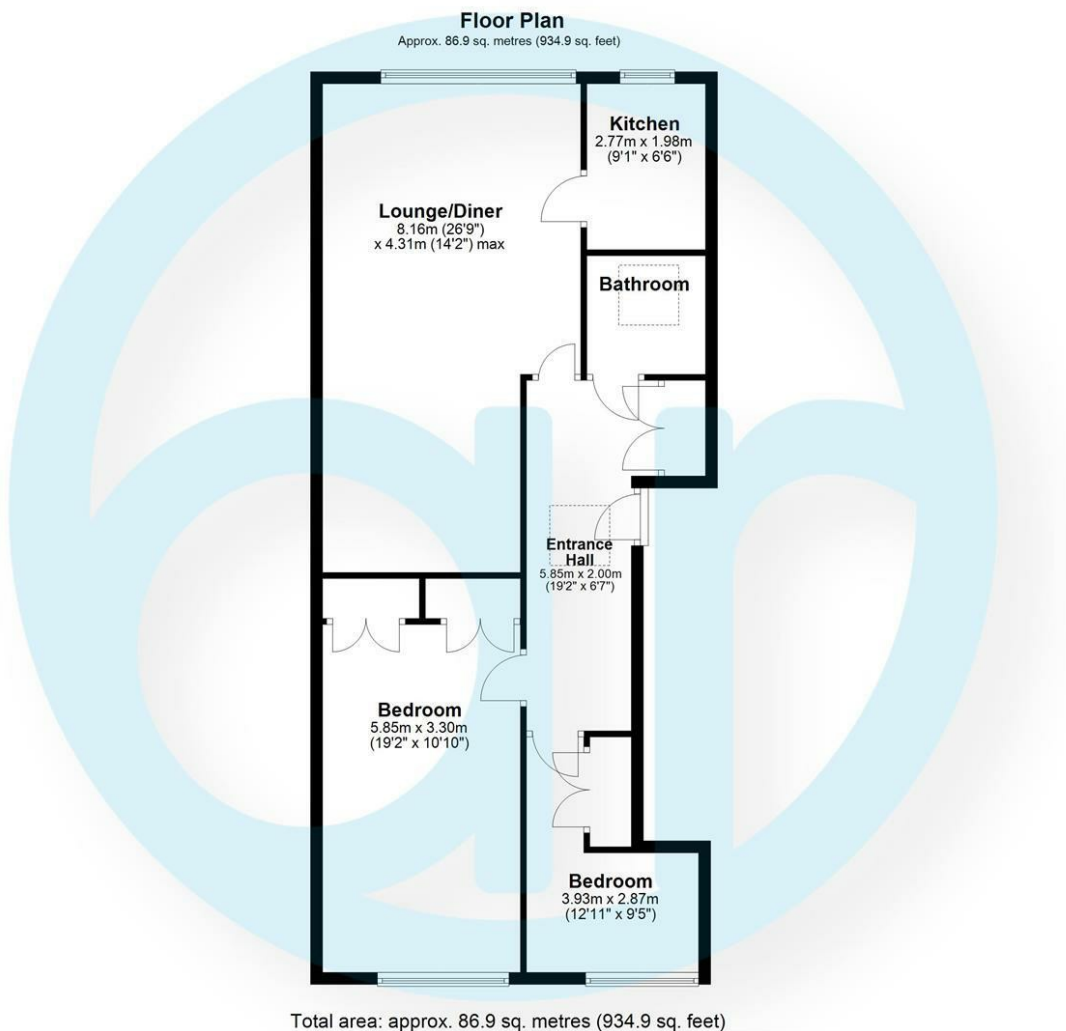
Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal 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 |           |





**Aspire Residential | Goring-by-Sea**

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