



The Courtyard, 22/26 Offington Lane, Offington, Worthing, West Sussex, BN14 9RT

## A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT IN SOUGHT AFTER AREA

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

**£99,000 LEASEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this one bedroom first floor retirement flat in a popular development in Offington, close to local bus services and local shops at the Thomas A'Becket parade. The accommodation features communal hallway, reception hall, lounge, kitchen, bedroom, shower room/WC. Outside there is attractive communal grounds and residents parking. Further features include gas heating, double glazing and no ongoing chain. Internal viewing recommended.

Accommodation in brief comprises:

### COMMUNAL HALLWAY

Accessed via glazed communal doors with security entryphone system, staircase to the first floor landing, private door to -

### RECEPTION HALL

With 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 - 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, 4-ring hob with fitted oven and grill below, integrated fridge/freezer, part tiled walls, tiled effect vinyl flooring, wall mounted boiler, coved and textured ceiling, double glazed window.

### BEDROOM - 3.51m x 3.3m (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/WC

Comprising step-in double shower cubicle with shower unit and tiled surround, wash hand basin with storage cupboard below, low level WC, radiator, part tiled walls, extractor fan, warden pull cord, textured ceiling.

### OUTSIDE

### 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.

### NB

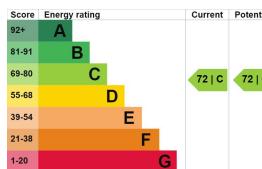
GRANGE PROPERTY MANAGEMENT THAT THE SUB-LEASES STIPULATE THAT PURCHASERS OF THE FLATS AT THE COURTYARD MUST BE 60 PLUS YEARS OLD.

### LEASE AND MAINTENANCE -

LEASE - 125 years from 1988 (88 years unexpired)

GROUND RENT - Approximately £75.00 per annum

MAINTENANCE - £196.95 per month, including water rates.



VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS

OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed

Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD

Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.