



**Oakland Court, Gratwicke Road, Worthing, BN11 4BZ**  
**£130,000**



**Property Type:** Retirement

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** B

- Fourth Floor Retirement Apartment
- Two Bedrooms
- Fitted Kitchen
- Fitted Bathroom With Walk In Shower
- Dual Aspect South Facing Living/Dining Room
- Mature Communal Gardens
- Residents Parking Available
- A Wealth Of Communal Facilities Available
- Close To Local Shops, Amenities & Mainline Train Station
- No Ongoing Chain

We are delighted to offer for sale this well presented and spacious two bedroom retirement apartment, situated in a highly sought-after development just a short walk from Worthing's vibrant town centre and beautiful seafront. Ideally positioned only 350 metres from the promenade and 450 metres from the town centre's array of shops, cafes, and transport links, this property offers the perfect combination of convenience and coastal living. The apartment offers two bedrooms, dual aspect living/dining room, fitted kitchen & bathroom, a wealth of communal facilities and beautifully maintained communal gardens.





**Internal** Accessed via a secure communal entrance with a video entry system, the property welcomes you into a well maintained communal hallway that leads directly to the stairs and passenger lift. The apartment itself is conveniently located close to the lift. Positioned at the front of the apartment is the spacious living/dining room, which measures a generous 10'3" x 14'7" and offers dual aspect views facing both south and west. The is accessed from the living room and has been fitted with an array of white shaker style wall and floor mounted units, offering plenty of storage. The main bedroom measures 8'3" x 12'9" and can comfortably fit a large double bed. This room offers south facing views and built in wardrobes. The second bedroom comes with great versatility as it could be used as a bedroom, study, spare bedroom for guests or carers. The bathroom has been cleverly designed to allow for maximum accessibility, with a walk in shower, toilet and hand wash basin.

**External** The development is set within landscaped communal gardens, offering a tranquil and picturesque setting. These well-maintained gardens are well planted with a delightful array of mature shrubs, trees, and flowering plants. For added convenience, the development also benefits from dedicated residents' parking.

**Communal Facilities** This beautifully maintained development offers a welcoming and sociable environment, thoughtfully designed for comfortable retirement living. Residents can enjoy a variety of superb communal amenities, including a stylish residents' lounge where regular social events and activities are held, fostering a true sense of community. Additional features include a fully equipped communal kitchen, a convenient laundry room, and a well-appointed guest suite for visiting family and friends. For added peace of mind, an on-site manager ensures a safe and well-managed living environment.

**Situated** Located on the outskirts of Worthing town centre, this highly sought-after retirement development boasts an enviable position, offering residents the ideal blend of convenience and lifestyle. Perfectly placed to enjoy all that Worthing has to offer, the property is just 450 metres from the heart of the town, where a wide variety of shops, restaurants, cafes, pubs, cinemas, and theatres can be found, along with essential amenities and leisure facilities. The picturesque seafront is a mere 350 metres away, providing easy access for daily walks and seaside enjoyment. For those who travel further afield, Worthing mainline railway station is located less than 800 metres from the property, offering direct links to Brighton, London, and beyond. In addition, reliable local bus services operate close by, further enhancing the property's excellent transport connections and accessibility for residents and visitors alike.

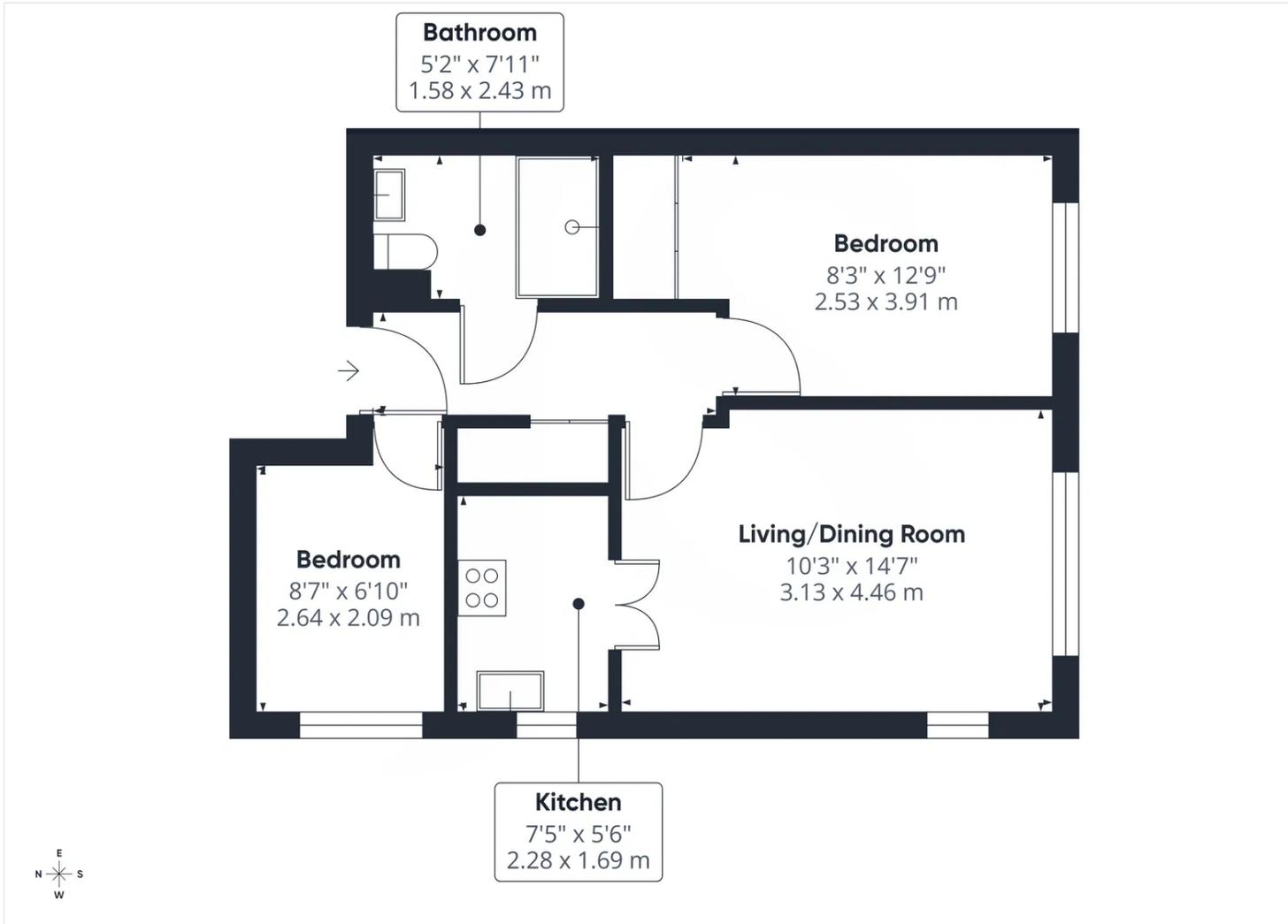
**Tenure:** Leasehold

**Lease Length** 86 years remaining

**Maintenance** £2700 per annum + £500 towards the reserve fund per annum

**Ground Rent** £100 per annum

**Council Tax Band** B



Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.