



Guardian Court Rogate Road, Worthing, BN13 2EE  
Guide Price £98,000



We are delighted to offer for sale this well presented ground floor retirement apartment with the added benefit of no chain & direct access onto a private patio area & well maintained communal gardens.

In brief the property consists of an 18.5ft lounge / dining space with double opening doors leading onto private patio & communal garden space, a modern fitted kitchen with built in appliances, a spacious double bedroom with a fitted wardrobe space & a fitted bathroom.

Externally there are well maintained communal gardens with a selection of flower borders & raised flower beds, There are also 6 allotment plots in the grounds by the garage & residents parking is available on site.

- Chain Free
- One Double Bedroom
- Ground Floor Retirement Apartment
- Direct Access To Private Patio Area & Communal Garden Spaces
- Modern Fitted Kitchen
- Attractive & Well Maintained Communal Gardens
- Communal Guest Room / Lounge Available
- Popular Location Within Walking Distance To Local Shops





### Communal Entrance

Communal entry phone. Ground floor access with private door to:

### Deceptively Spacious Private Entrance Hallway

3.35m x 1.47m (11 x 4'10)

LVT laminate flooring, wall mounted cupboard housing electric meter, wall mounted fuseboard, smoke detector.

### Lounge / Dining Room

5.61m x 3.25m (18'5 x 10'8)

LVT laminate flooring, radiator, television point, various power points, double glazed double opening doors leading onto into garden, double glazed opening windows, skimmed ceiling.

### Modern Fitted Kitchen

2.57m x 1.96m (8'5 x 6'5)

Roll edge laminate work surfaces with cupboards



below & matching eye level cupboards with a high gloss finish, matching integrated Zanussi dishwasher, integrated oven with four ring hob above, inset porcelain single drainer sink unit with mixer tap, fridge freezer (free-standing but included in the sale), double glazed window, skimmed ceiling.

### Bedroom

3.86m x 2.77m (12'8 x 9'1)

Carpeted floor, radiator, double glazed window, fitted wardrobe space with various hanging rails & shelving, skimmed ceiling.

### Bathroom

1.96m x 1.65m (6'5 x 5'5)

Vinyl flooring, panel enclosed bath with shower attachment off the taps, hand wash basin with hot & cold tap, low flush WC, chrome ladder style heated towel rail, part tiled walls, two fitted storage cupboards, skimmed ceiling.



### Lease Terms

Lease Remaining: 74 Years Remaining

Maintenance: £319.58 per month - Includes Hot Water & Heating

### Council Tax

Band B

### Communal Facilities

Residents lounge with kitchenette and laundry room.

Hospitality room for visitors - (needs to be booked).

Adequate off road parking for residents.

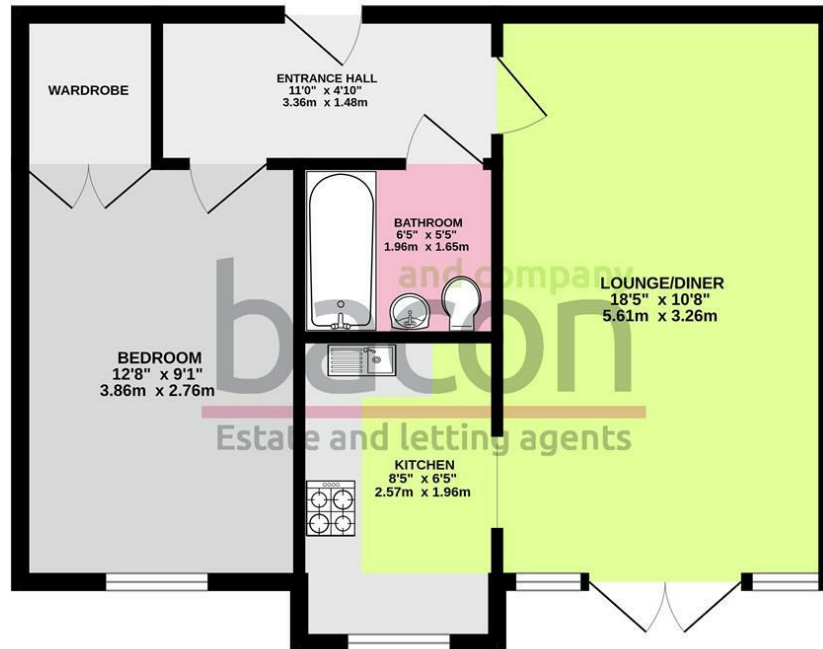
### Communal Gardens

Well maintained and mainly laid to lawn, a selection of raised flower beds, allotment area.

Residents gardening club.



GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 494 sq.ft. (45.9 sq.m.) approx.  
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 mis-statement. 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>                            |                            |           |
| (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<br>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



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