



The Courtyard, Offington Lane, Worthing BN14 9RT

Guide Price **£175,000**



Property Type: Retirement

Bedrooms: 2

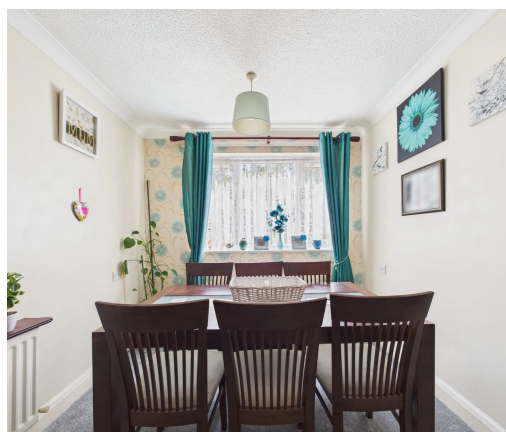
Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: C

- Ground Floor Retirement Flat
- Spacious Lounge/Diner
- Two Bedrooms
- Fitted Kitchen
- Bathroom/WC
- Well Presented
- Parking on Site
- Close to Local Amenities
- Chain Free
- Well Maintained Communal Gardens



Situated in the Offington area, this ground floor retirement flat offers a perfect blend of convenience and community. The property features two bedrooms, spacious lounge/diner, fitted kitchen and a bathroom. Surrounded by beautifully maintained communal gardens and residents parking, this flat provides a serene and supportive setting for retirement living and being sold chain free.



INTERNAL

Conveniently located on the ground floor, this well-presented retirement apartment offers comfortable and flexible living. The welcoming entrance hall includes two useful storage cupboards. A bright dual-aspect lounge/diner provides space for both relaxing and entertaining, with French doors leading to a small private patio—perfect for potted plants and easy outdoor access. The fitted kitchen features a range of units, integrated mid-level oven, electric hob, and space for appliances. There are two bedrooms, one with fitted wardrobes and the second ideal as a guest room or study. The bathroom has a wash hand basin, wc and walk in bath.

EXTERNAL

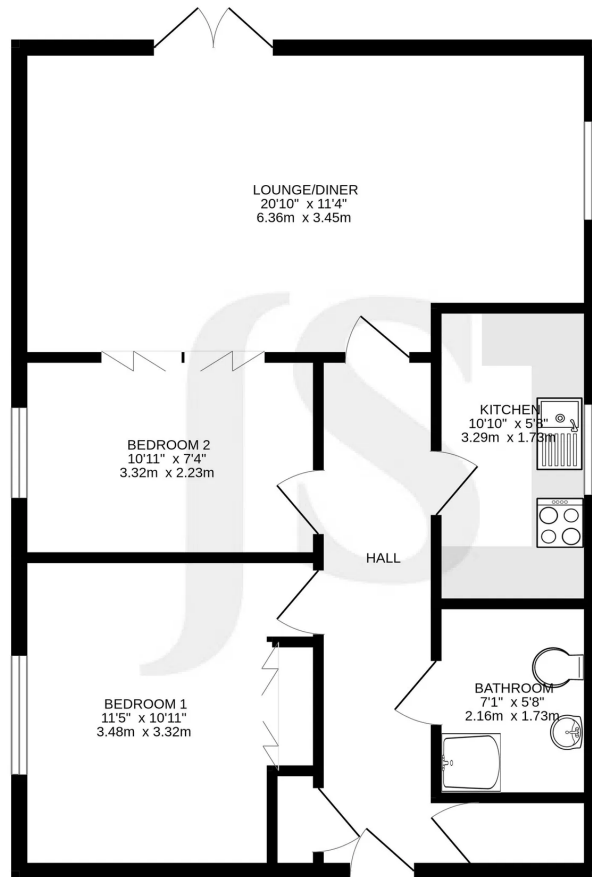
Wrap around gardens surround the development offering sunny and shaded spots to enjoy read and relaxing, with the main feature being the courtyard Garden with its pergola and well stocked flower borders. Residents parking on site.



SITUATED

In the sought after Offington area and local shops are within a reasonable distance at either Thomas a Becket, Broadwater or Findon Valley shopping parade. Bus services to surrounding districts are also within easy reach. The nearest railway station is West Worthing which is approximately 0.9 miles away. Easy access to main roads A24 & A27. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres, leisure facilities and the seafront is approximately one and a half miles away.

GROUND FLOOR



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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Whilst we endeavour to make out 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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