Robert Luff & Co

# Offington Lane, Worthing

Leasehold - Asking Price £160,000

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## Key Features

- Two-bedroom first-floor retirement apartment
- Located within the highly regarded The Courtyard development
- Bright south-facing lounge with Juliet balcony
- Refitted luxury bathroom with contemporary finish
- Master bedroom with newly fitted modern wardrobes
- Well-maintained communal gardens
- Residents' parking available
- Close to local shops and amenities in Offington
- Excellent access to A27, A24, bus routes and nearby town centre
- Council Tax Band C | EPC Rating C

We are pleased to offer this beautifully presented two-bedroom first-floor retirement apartment, set within the highly regarded The Courtyard in Offington. Featuring a bright south-facing lounge with Juliet balcony, a refitted luxury bathroom, new combination boiler, modern fitted wardrobes to the master bedroom and well-maintained communal facilities, this delightful home provides secure, comfortable and convenient living for the over-60s in a peaceful yet well-connected location.

### Accommodation

Situated on the first floor, the apartment enjoys an excellent position within the building and benefits from a sunny south facing aspect, allowing natural light to pour into the principal living space.

The welcoming entrance hall offers useful storage and provides access to all rooms.

The lounge and dining room is a particular feature of the property, a bright and spacious room with ample space for both seating and dining furniture. The south facing Juliet balcony brings in plenty of sunshine and fresh air during the warmer months, creating an uplifting and comfortable living environment.

The kitchen is well planned and fitted with a new combination boiler, a range of units and work surfaces providing a practical and functional space for everyday use.

The master bedroom is a generous double room featuring a newly fitted range of contemporary built in wardrobes, offering excellent storage. The second bedroom is versatile and may be used as a guest room, study, hobby room or separate dining room if required.

The bathroom has been recently refitted to an impressive modern standard, complete with quality fittings and a stylish contemporary finish.

Outside, residents benefit from beautifully maintained communal gardens, providing attractive surroundings and pleasant seating areas. There is also convenient residents' parking available on site. The development further benefits from the reassurance expected of a quality retirement scheme, including on site management and emergency assistance systems subject to confirmation.

### Location

The property is superbly situated within Offington, just moments from a handy local shopping parade offering a range of everyday amenities including a pub/restaurant, convenience shopping, cafés, hairdressers and independent retailers.

For wider travel, there is easy access to the A27 and A24, linking to surrounding towns and the coast. Nearby town centre shopping, railway stations and regular bus routes provide excellent connectivity for both local and regional journeys.

### Tenure

Leasehold with 87 years remaining.
Service Charge for 2026: £3115.91 per annum (paid monthly £259.66 per month)











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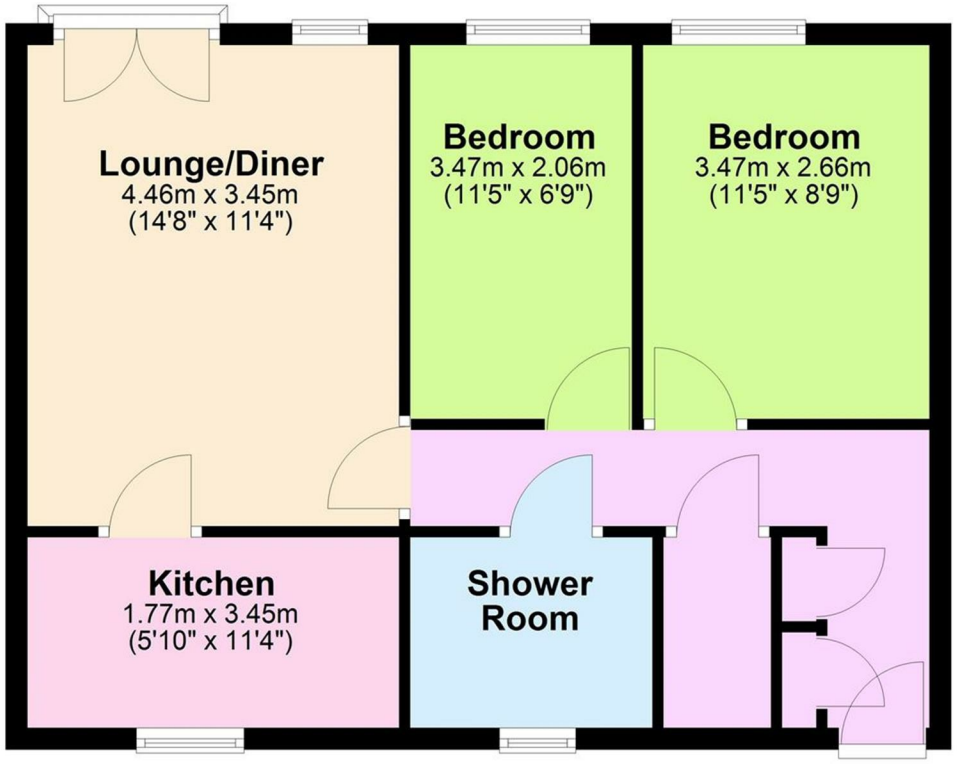
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# Floor Plan Offington Lane

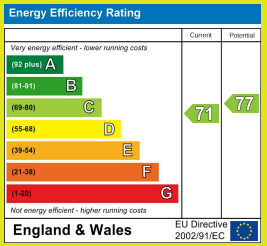
## Floor Plan

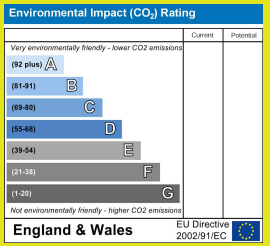
Approx. 53.0 sq. metres (570.7 sq. feet)




Total area: approx. 53.0 sq. metres (570.7 sq. feet)




The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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