

Robert
Luff & Co

Rogate Road, Worthing

Leasehold - Offers In Excess Of £100,000



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TBC



Description

We are delighted to offer this beautifully presented one-bedroom ground floor retirement flat, situated in the sought-after Offington area of Worthing. The property has been recently redecorated throughout and benefits from new flooring, a private patio area, and access to well-maintained communal facilities, gardens, and social spaces.

Key Features

- One-bedroom ground floor retirement flat in Offington, Worthing. For over 55's
- Recently redecorated throughout with new flooring
- Spacious lounge/diner with French doors to private patio
- Modern fitted kitchen with integrated appliances
- Well-proportioned bedroom with built-in storage
- Bathroom with bath, heated towel rail and storage
- Private patio garden with planting opportunity
- Attractive communal gardens and residents' allotment area
- Communal lounge, kitchen and guest room available for residents
- Council Tax Band B | EPC Rating TBC





Property Description

The entrance hall features wooden flooring along with an electric meter cupboard, fuse board, telephone entry system, and emergency pull cord, providing both practicality and peace of mind.

The spacious lounge/diner offers an excellent living and entertaining space with wooden flooring, gas radiator, TV point, and ample room for a dining table, chairs, and sofa. French doors open directly onto a private patio, creating a seamless indoor-outdoor flow.

The kitchen is fitted with a range of wall and base units with wood worktops and includes a fridge/freezer, dishwasher, electric oven, and four-ring electric hob. A large double-glazed window overlooks the communal gardens, and the room is finished with wooden flooring.

The bedroom is well-proportioned with carpeted flooring, gas radiator, double-glazed window, built-in storage cupboard, and space for a double bed. The bathroom comprises a panel-enclosed bath, WC, wash basin, two wall-mounted storage units with mirror, part-tiled walls, and heated towel rail.

Residents benefit from excellent communal facilities including a lounge, kitchen, and allotment area, as well as a guest room available for residents. Externally, the property enjoys a private patio with a grass area, offering the opportunity to plant and personalise the outdoor space.

Tenure

Leasehold with 74 years remaining.

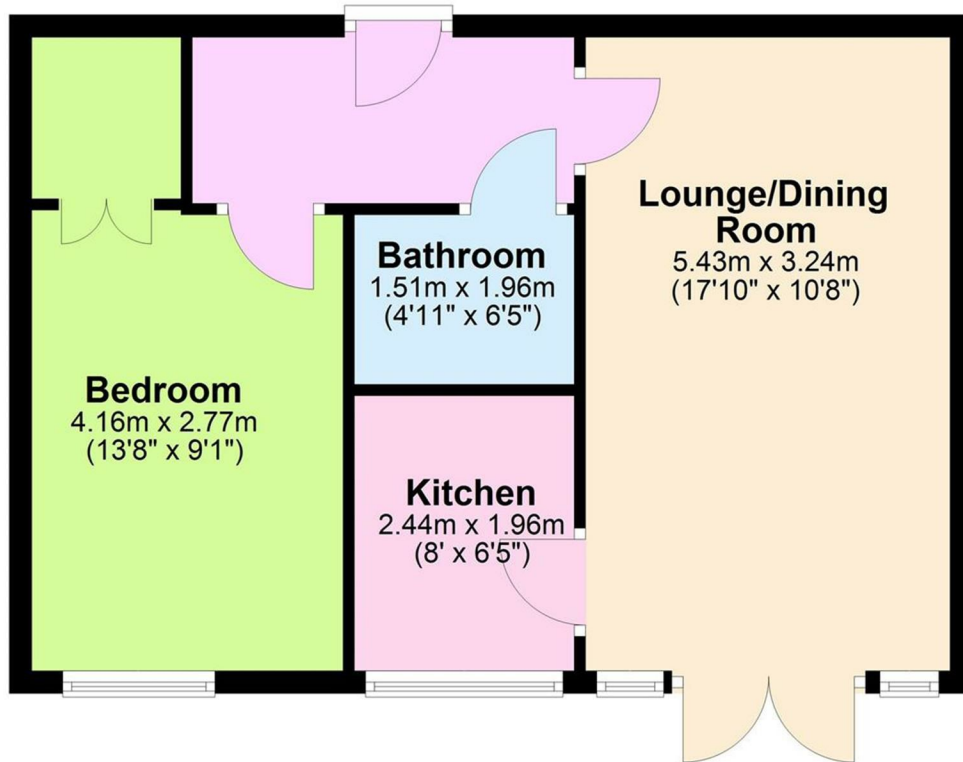
Service Charge: £319.58 per calendar month (includes hot water and heating)



Floor Plan Rogate Road

Ground Floor

Approx. 45.3 sq. metres (488.0 sq. feet)



Total area: approx. 45.3 sq. metres (488.0 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(39-48) D		
(39-54) E			(29-38) E		
(21-38) F			(11-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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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