



**£105,000**  
**Gratwicke Road**  
Worthing, BN11 4BZ

## PROPERTY SUMMARY

We are pleased to bring to the market this delightful chain free fourth-floor retirement apartment which offers a perfect blend of comfort and convenience for those over 60 only.

Boasting a recently fitted modern kitchen, which has been thoughtfully updated to meet the needs of contemporary living. Residents will appreciate the communal laundry room, providing added ease to daily routines, while the communal lounge and garden offers a serene space to relax and enjoy the outdoors.

This warden-assisted property ensures peace of mind, allowing residents to enjoy their independence while having support readily available. Although parking is non-allocated, the surrounding area provides ample opportunities for local amenities and transport links, making it easy to explore the vibrant community of Worthing.

This retirement property is an ideal choice for those seeking a supportive and friendly environment, where comfort and companionship are at the forefront. With its recent updates and communal facilities, this apartment is ready to welcome its new residents into a warm and inviting home.

Warden Available Monday - Friday 9.00am - 16.00pm

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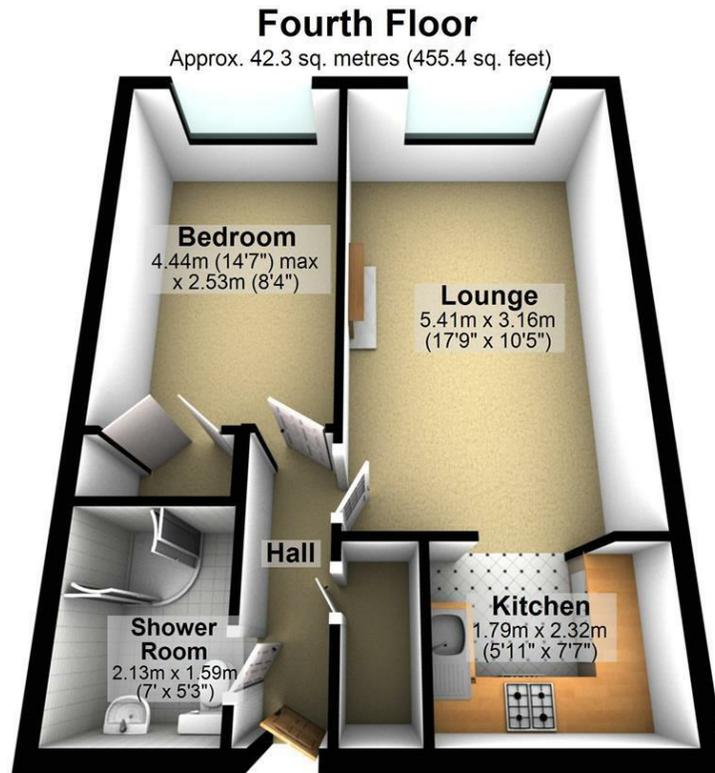


LOCAL AUTHORITY

TENURE  
Leasehold

COUNCIL TAX BAND  
A

VIEWINGS  
By prior appointment only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	86
(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			
England & Wales		EU Directive 2002/91/EC	

Total area: approx. 42.3 sq. metres (455.4 sq. feet)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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