



Guardian Court, Rogate Road, Worthing BN13

Guide Price **£95,000**



Property Type: Retirement

Bedrooms: 1

Bathrooms: 1

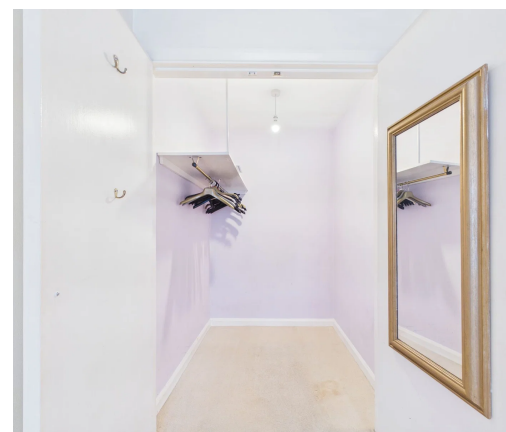
Receptions: 1

Tenure: Leasehold

Council Tax Band: B

- First Floor Retirement Flat
- One Double Bedroom
- Spacious Lounge/Diner
- Fitted Kitchen
- Walk in Wardrobe
- Modern Shower Room
- Communal Gardens
- Residents Parking & Lounge
- Close to Local Amenities
- Chain Free

This well maintained retirement apartment offers comfortable and convenient living with close proximity to local amenities. Featuring one double bedroom with walk in wardrobe, a spacious lounge/diner, fitted kitchen and modern shower room, also access to attractive communal gardens, this chain-free property is perfect for those seeking a relaxed lifestyle.





INTERNAL

Step inside this well-maintained retirement apartment, which boasts a generous 484 sq ft of living space. The heart of the home is the spacious lounge/diner, a versatile area perfect for both relaxing and entertaining guests. This room offers ample space for various furniture arrangements, creating a comfortable and inviting atmosphere. Adjacent to the lounge area, you will find a fitted kitchen, designed for practicality with storage and worktop space, with space for appliances.

The property includes a comfortable double bedroom, providing a peaceful retreat. A notable feature of this bedroom is the convenient walk-in wardrobe, offering excellent storage solutions and a touch of luxury. The modern shower room is tastefully appointed and accessible, ensuring ease of use. Every aspect of the interior is designed to enhance convenience and comfort, making it an ideal home for retirement living.

EXTERNAL

Residents benefit from access to beautifully maintained communal gardens, providing a pleasant outdoor space for relaxation and socialising. These gardens offer a tranquil escape and are perfect for enjoying the outdoors without the need for personal maintenance. Additionally, the development offers convenient residents' communal parking, ensuring ease of access for vehicles.

Further enhancing the community feel, there is a communal lounge available for residents. This inviting space is perfect for social gatherings, meeting neighbours, or simply enjoying a change of scenery from your private apartment.

SITUATED

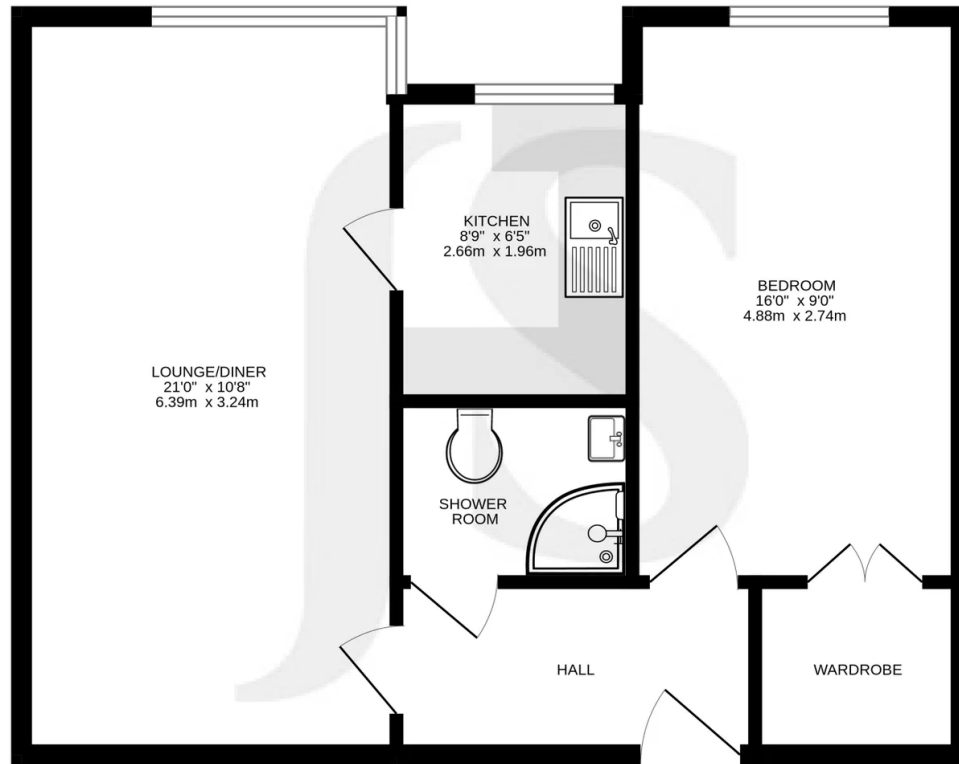
In the sought after Offington area and local shops are within a reasonable distance at either Thomas a Becket, Broadwater or Findon Valley shopping parade. Bus services to surrounding districts are also within easy reach. The nearest railway station is West Worthing which is approximately 0.9 miles away. 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.

MAINTENANCE

Available on request. Please contact the office on 01903 873999



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	81	81
(69-80) C		
(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	