Robert Luff & Co

Rogate Road, Worthing

Leasehold - Asking Price £100,000

1

1

1

Description

Well-presented first-floor retirement apartment in the popular Guardian Court development, ideally situated close to local amenities, parks, bus routes and the town centre. The property offers a spacious south-facing lounge/dining room, modern fitted kitchen with integrated oven and dishwasher, comfortable double bedroom with built-in storage, and modern bathroom with walk-in shower. Further benefits include a lift, private entrance, double glazing, gas heating, 169 years remaining on the lease and a monthly service charge of £319.50 including heating and hot water.

Key Features

- First-floor retirement apartment
- Modern bathroom with walk-in shower
- Modern fitted kitchen
- Lift to all floors
- Council Tax Band - B
- Spacious lounge/dining room
- Water and heating bills included within service charge
- Communal areas
- EPC - B

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert Luff & Co

A well-presented first-floor retirement apartment situated within the popular Guardian Court development, conveniently located close to a range of local amenities, bus routes, parks and recreational facilities, with easy access to the town centre and seafront. The property benefits from its own private entrance and a welcoming hallway providing access to all principal rooms, with a help/emergency call system to the main office.

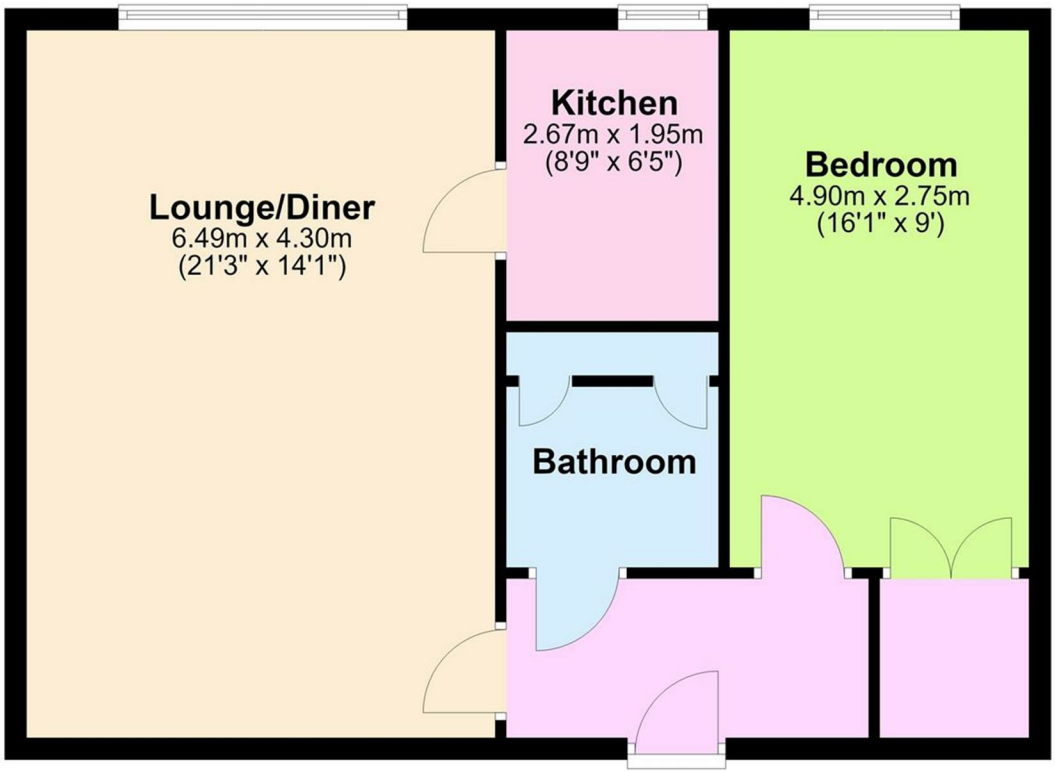
The spacious lounge/dining room features a large south-facing double-glazed window, creating a bright and comfortable living space with ample room for both seating and dining furniture. The modern fitted kitchen is accessed from the lounge and offers cream gloss units, excellent storage and workspace, an integrated oven and dishwasher, gas hob, extractor fan and space for a freestanding fridge/freezer. The comfortable double bedroom benefits from laminated wooden flooring, a large double-glazed window and a useful built-in deep cupboard/walk-in wardrobe. The modern bathroom comprises a walk-in shower, WC and wash hand basin with storage beneath, together with a heated towel rail and extractor fan. Further benefits include gas heating, Wi-Fi and telephone points.

Tenure
Lease - 169 Years
Service Charge & Maintenance - £315 PCM (Includes hot water and heating bills)

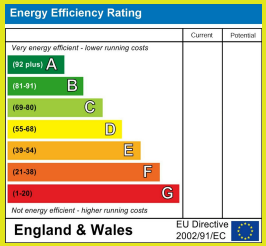
Floor Plan Rogate Road

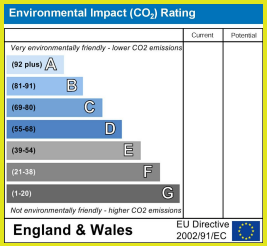
Floor Plan

Approx. 59.6 sq. metres (641.9 sq. feet)



Total area: approx. 59.6 sq. metres (641.9 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.

robertluff.co.uk
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
01903 331247 | info@robertluff.co.uk

Robert Luff & Co