



JAMES & JAMES
ESTATE AND LETTING AGENTS

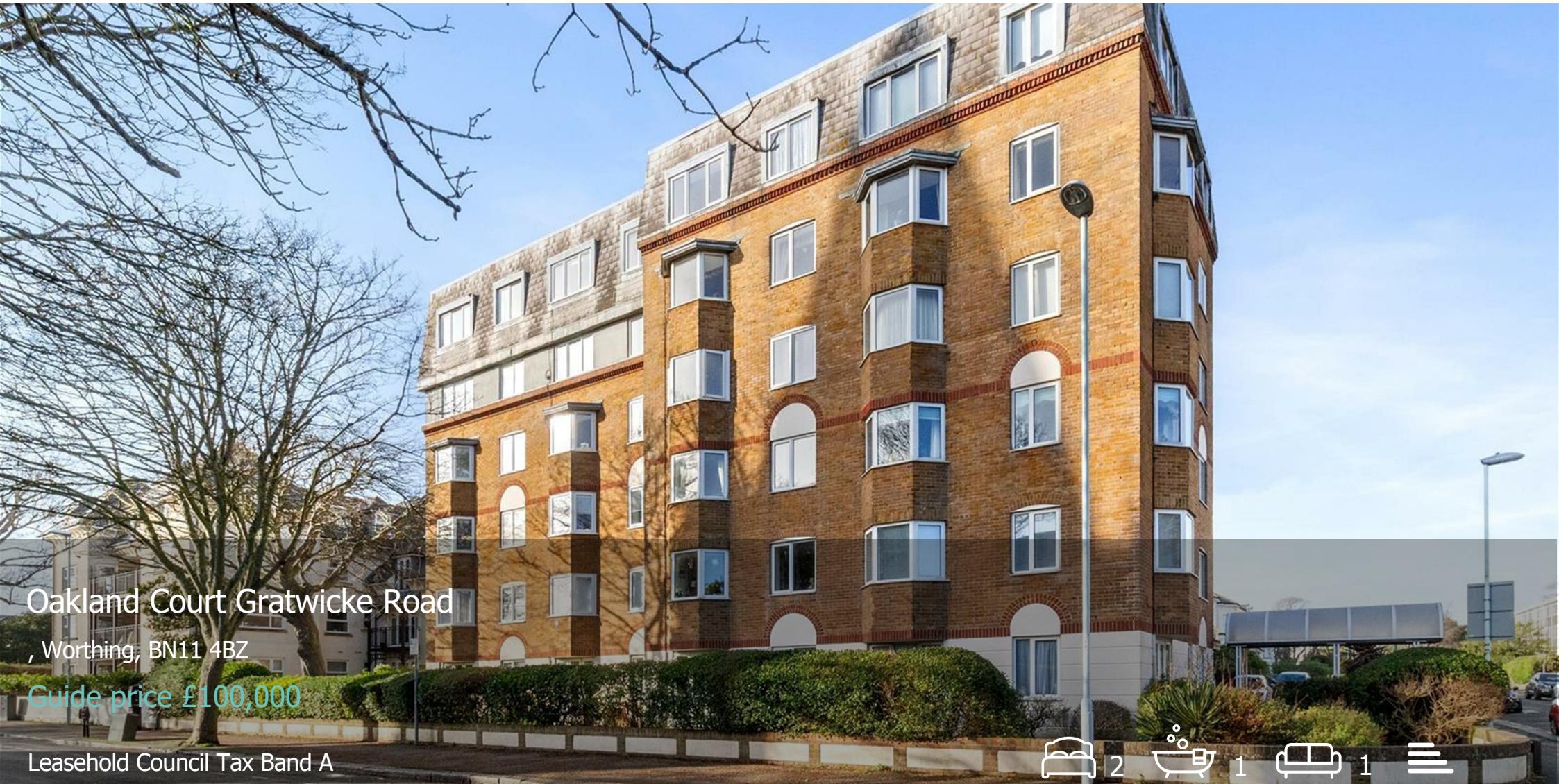
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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



Oakland Court Gratwicke Road
, Worthing, BN11 4BZ

Guide price £100,000

Leasehold Council Tax Band A



We are delighted to offer for sale this well presented retirement apartment, ideally situated on the outskirts of Worthing town centre, providing convenient access to local shops, amenities, and transport links.

The accommodation is accessed via communal entrance with a secure entry phone system, with lift access to the fourth floor. Internally, the apartment comprises entrance hall, two well proportioned bedrooms, with the main bedroom benefiting from fitted wardrobes. The spacious bay fronted living room offers comfortable living space and leads to a semi-open plan fitted kitchen, complete with integrated oven and hob. A shower room and two useful storage cupboards complete the internal layout.

Additional benefits include electric heating, double glazing throughout, and a range of well maintained communal facilities, offering both comfort and peace of mind. This property represents an excellent opportunity for those seeking a secure and convenient retirement home in a desirable central location.

Oakland Court is ideally positioned on Gratwicke Road, right in the heart of Worthing town centre. A wide range of shops, amenities, bars, and restaurants are all within easy reach, as well as the seafront, promenade, and mainline railway station.

Warden available Monday to Friday 8am-4pm

Lease years remaining - 84 years

Service charge - £3000pa (approx)

Ground rent - £100pa

Secure Entry Phone Communal
Entrance

Entrance Hall





Bedroom Two
13'7 x 7'3 (4.14m x 2.21m)

Bedroom One With Fitted
Wardrobes
13'7 x 8'3 (4.14m x 2.51m)

Shower Room

Bay Fronted Living Room
19'3 x 10'3 (5.87m x 3.12m)

Fitted Kitchen
10'3 x 5'7 (3.12m x 1.70m)

Storage Cupboard

Airing Cupboard

Communal Lounge

Laundry Room

Residents Parking



Floor Plan



Viewing

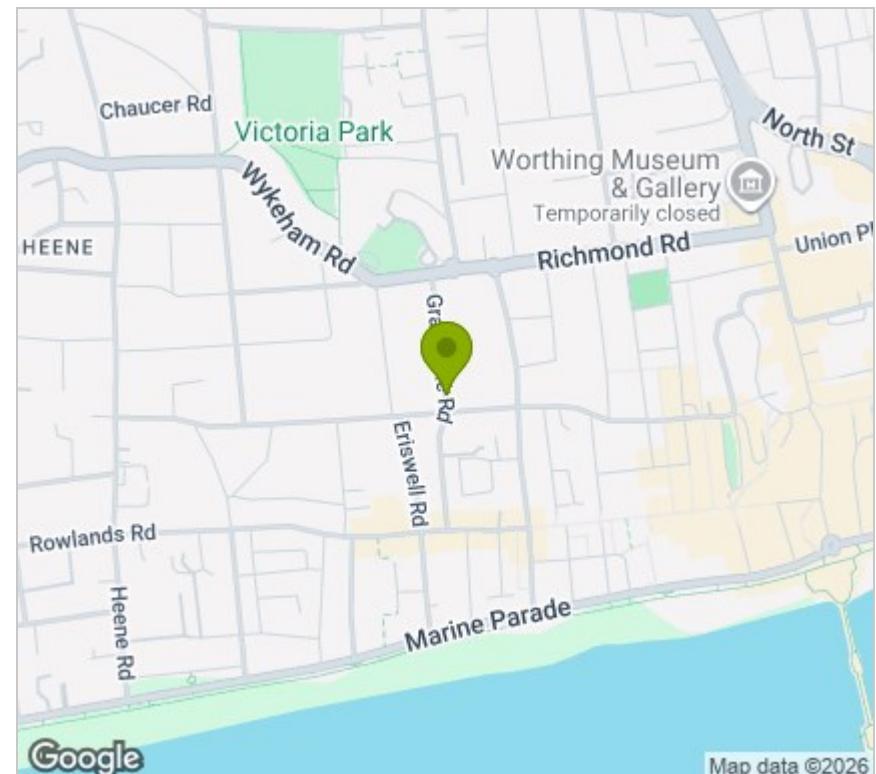
Please contact our Worthing Office on 01903 958770
if you wish to arrange a viewing appointment for this property or require further information.

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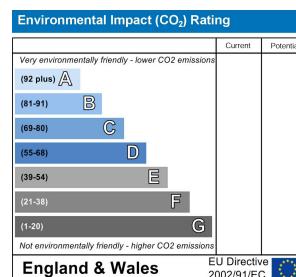
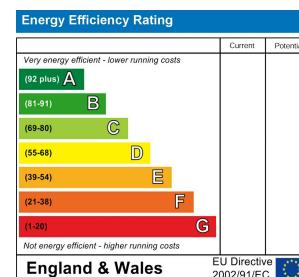
All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph



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Company No. 12642413