



Guardian Court, Rogate Road | Worthing | BN13 2EE
Asking Price **£130,000**





A well presented ground floor retirement home with private patio, residents parking, communal lounge and being sold with no ongoing chain.



Key Features

- Retirement Flat
- Ground Floor
- Direct Access to Courtyard Garden
- One Double Bedroom
- Walk In wardrobe
- Re-Fitted Kitchen
- Bathrooms
- Spacious Lounge Dinner
- Communal Lounge
- Residents Parking & Lounge



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

This charming ground-floor retirement flat offers a comfortable and well-appointed living space. The spacious lounge-diner is a highlight, featuring patio doors that open onto a private section of the courtyard garden—an ideal spot for potted plants and a bistro table with chairs, perfect for enjoying outdoor relaxation. The kitchen has been thoughtfully refitted with a modern, crisp white suite and benefits from a window that overlooks the patio, allowing for plenty of natural light. The generously sized double bedroom includes a large walk-in wardrobe, providing excellent storage space. The bathroom is fitted with a classic white suite, including a paneled bath, WC, and wash hand basin. This well-maintained flat offers a practical yet inviting space, ideal for a comfortable and peaceful retirement.

EXTERNAL

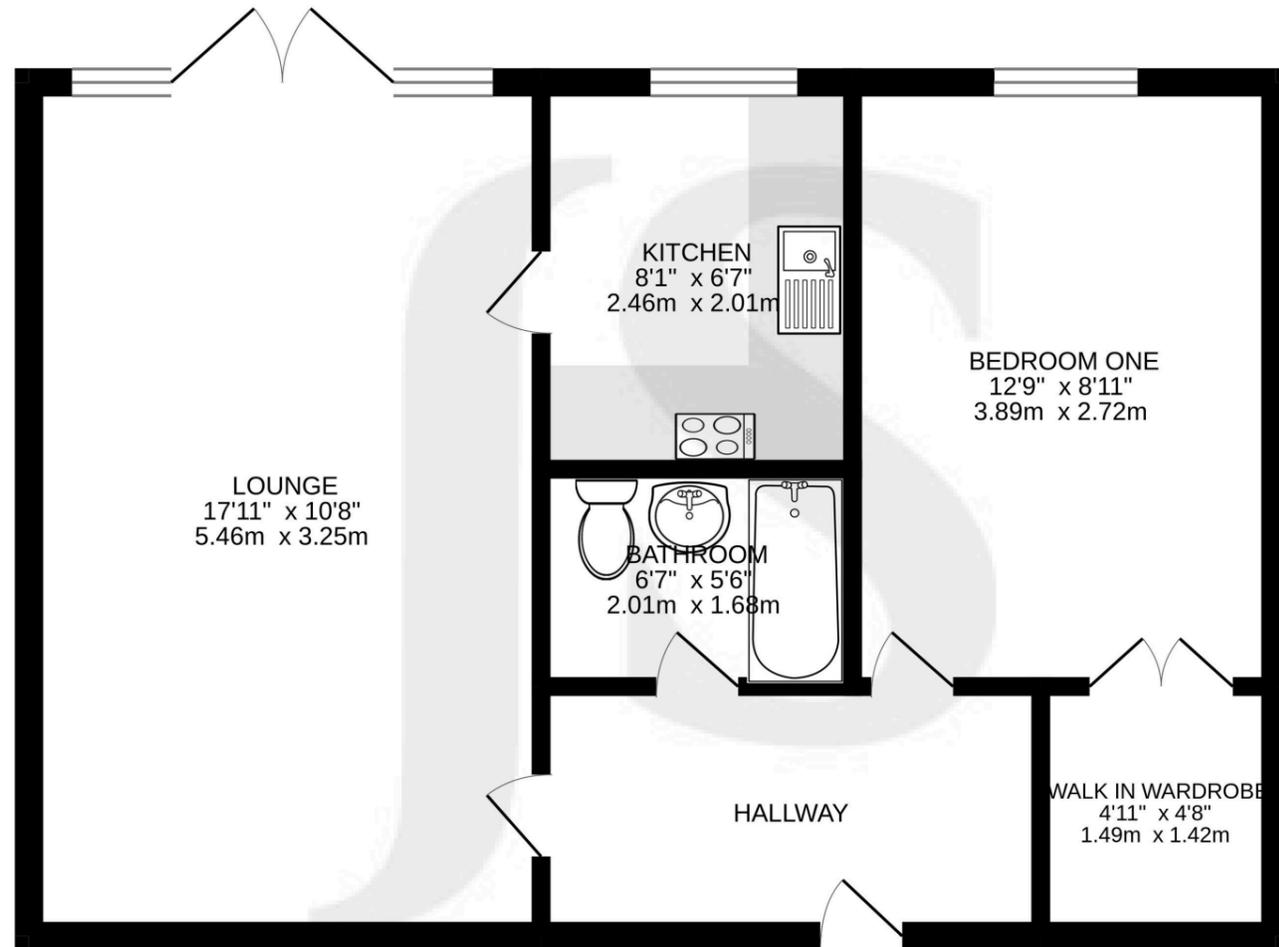
The outside space of this home offers both private and communal areas for residents to enjoy. A private patio provides a secluded spot, perfect for relaxing or gardening with potted plants and outdoor furniture. Beyond this, the property benefits from beautifully maintained communal gardens that wrap around the development, creating a peaceful and green environment. These shared gardens feature a variety of spaces, including an allotment-style area, raised beds for easy planting, and multiple seating areas thoughtfully positioned to make the most of the sunshine throughout the day. The communal gardens are fully maintained and included within the service charges, ensuring they remain a pleasant and well-kept retreat for all residents. Additionally, off-road residents parking is available on a first-come, first-served basis, while garages can be rented, subject to availability, for extra storage or vehicle space.

Lease - 67 Years

Maintenance - £380 per month; includes heating, hot water, window cleaning, garden and property maintenance and building insurance



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 our property 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, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.



Property Details:

Floor area as quoted by EPC: TBC

Tenure: Leasehold

Council tax band: B