



## Gratwicke Road, Worthing, BN11 4BZ

Offers In The Region Of £125,000

Aspire Residential are delighted to bring to the market this spacious two bedroom retirement flat in the popular development of Oakland Court. Located a stones throw from the beach and Worthing Town Centre, this chain free property is ideally situated with most amenities close by, but also with great transport links for those who wish to travel further afield.

Communal facilities in this development include a residents lounge with kitchenette, laundry room as well as a communal garden. Internally, the property boasts south facing bay windows in both the living room and master bedroom, flooding the property with natural light. Both bedrooms also have built in wardrobes for additional storage and the shower room is well presented with large shower, WC, basin and heated towel rail. Overall, with this property's size, location and amenities, it is not one to be missed!



Council Tax Band: B

- Being sold with no onward chain
- Lift access to all floors
- Landscaped communal gardens
- Worthing seafront approx. 0.2 miles away
- Leasehold with 87 years remaining

- Age Restricted Development - Over 55's Only
- First Floor Retirement Flat with south facing windows
- Residents' communal lounge and laundry room
- Convenient town centre location with easy access to shops and amenities
- Service Charge: £2800 per annum / Ground Rent: £100 per annum



Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal experience. The town's vibrant cultural scene is enriched by theatres, art galleries, and frequent events, creating a lively atmosphere. With its beautiful parks, such as Beach House Park and Highdown Gardens, Worthing provides green spaces for leisure and relaxation. The town's bustling town centre features a diverse array of shops, restaurants, and entertainment venues, contributing to its reputation as a welcoming and thriving community. Worthing's accessibility, rich history, and scenic beauty make it a sought-after destination for those seeking a coastal haven with a perfect blend of tradition and modernity.



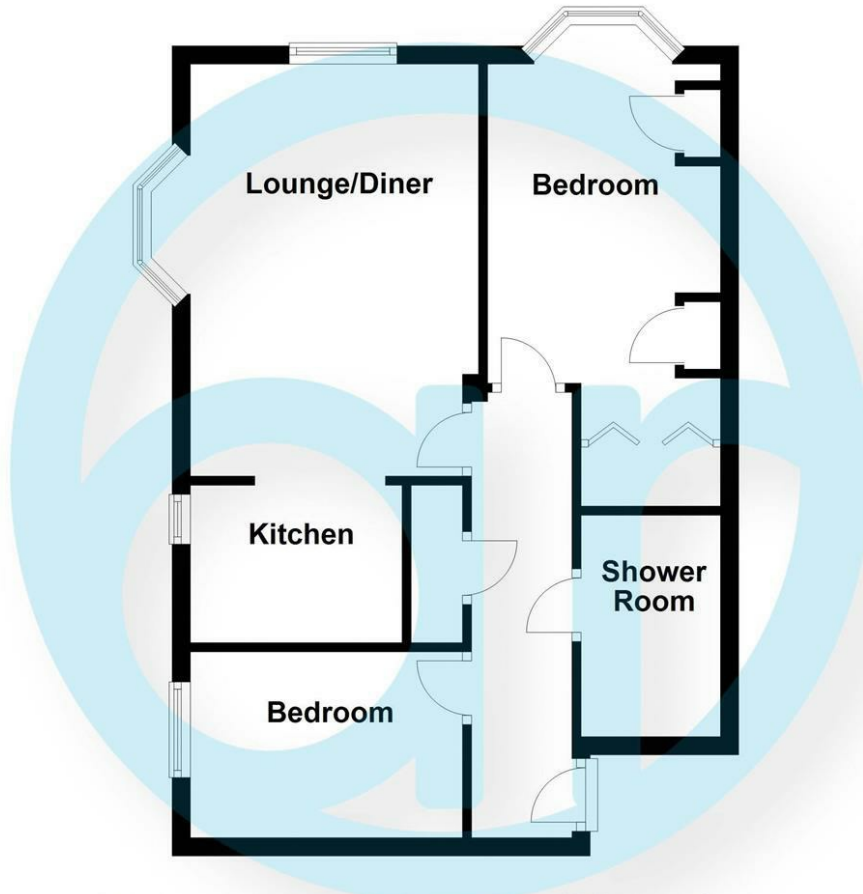
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	69	
(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	

## Floor Plan

Approx. 48.1 sq. metres (517.9 sq. feet)



Total area: approx. 48.1 sq. metres (517.9 sq. feet)

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