



Guardian Court Rogate Road, Worthing, BN13 2EE  
Guide Price £125,000

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A spacious two bedroom ground floor retirement flat benefiting from a private patio area directly accessed from property. Briefly the accommodation comprises: entrance hall, living room, kitchen, two bedrooms, and recently installed wet room/WC. Emergency pull cords, on site manager and community meeting room, visitors/residents parking and attractive communal gardens. Vacant possession. This flat has been adapted for 'quality of life ' and is limited to the over 60's. Close to amenities including library, post office and a choice of good character public houses.

- Ground Floor
- Two Bedrooms
- Direct Access to Patio Area
- Recently installed Wet Room/wc
- Residents Parking
- Heating and Water Rates Included in Maintenance
- Communal Gardens
- Communal Facilities





### Communal Entrance

Communal entry phone. Ground floor access with private door to:

### Entrance Hall

Electrical consumer unit. Telephone entry system. Emergency pull cord.

### Living Room

3.96m x 3.96m (13'1 x 13')

Double glazed French doors and windows leading out to private patio area. Radiator. Dado rail. Emergency pull cord. Door to:

### Kitchen

2.13m x 1.83m (7'8 x 6'2)

Roll edge worksurface having inset single drainer stainless steel sink with mixer tap. Freestanding four ring electric cooker. Space for fridge freezer. Matching range of cupboards, drawers and eyelevel wall unit. Tiled walls. Double glazed window.

### Bedroom One

3.66m x 2.44m (12'7 x 8'10)

Double glazed window. Radiator. Recessed walk-in wardrobe with shelving and hanging rails. Emergency pull cord.



### Bedroom Two

3.66m x 2.13m (12'7 x 7'4)

Double glazed window. Radiator. Built-in double wardrobe with shelving and hanging rail. Emergency pull cord.

### Wet Room/WC

Recently installed wet room comprising glazed shower screen, grab rail, wall mounted seat, electric 'Mira' shower unit. Concealed cistern WC. Wall mounted wash hand basin with mixer tap. Tiled walls. Extractor fan. Towel radiator. Emergency pull cord.

### Communal Facilities

Residents lounge with kitchenette and laundry room. Hospitality room for visitors. - ( need to book.) Adequate off road parking for residents.

### Communal Gardens

Well maintained and mainly laid to lawn. Residents gardening club.

### Lease Term and Maintenance

Length of lease: 67 years remaining

Service charge: £481.41 per month - including heating and water rates



Service charge review period: TBC by seller

Annual ground rent: Included within Maintenance Figure

Ground rent review period: TBC by seller

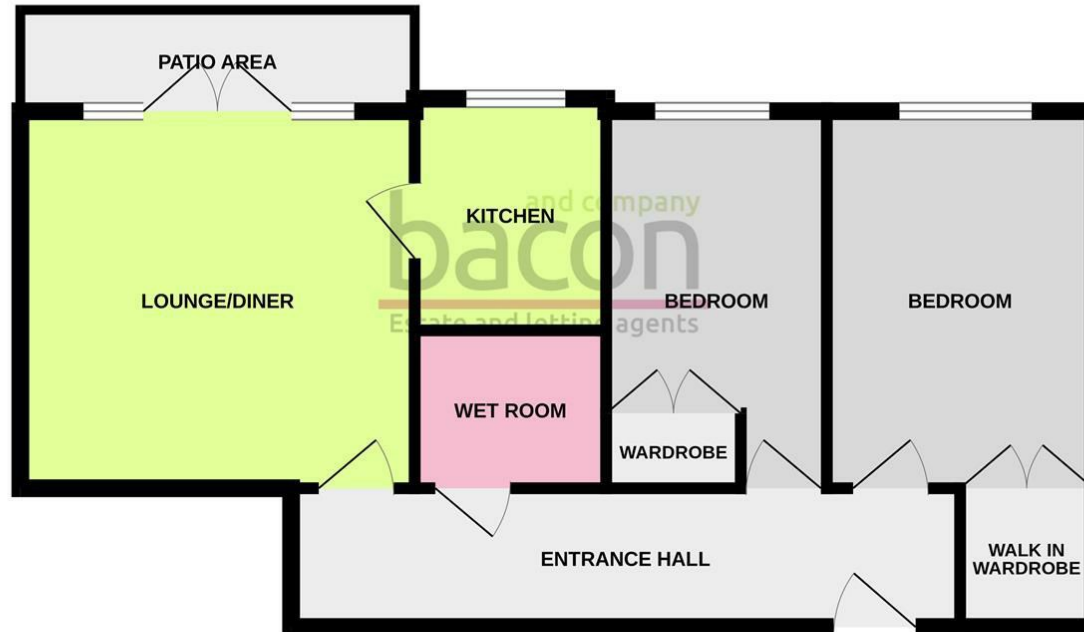
There is a sinking fund payable to Anchor on resale.

Council tax band: Band B

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

## 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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