



1 Oakland Court, Worthing, BN12 5AR  
Asking Price £190,000

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A unique purpose built self contained two bedroom retirement apartment/bungalow situated in this popular location being close to local shops in Aldsworth Avenue. Briefly the accommodation comprises: PRIVATE ENTRANCE, entrance hall, lounge with patio door leading out to private PAVED PATIO, modern refitted 2021 kitchen, bedroom 2/dining room, master bedroom with walk in dressing room and bathroom/WC with bath and separate shower cubicle. The property also benefits from security entryphone, double glazed windows, night storage heating and pull cord alarm system. There is a communal laundry room. Externally there are communal gardens and communal car parking.

- Ground Floor Apartment
- Two Bedrooms
- Dressing Room
- Refitted Kitchen
- Double Glazing
- Private Patio
- Goring By Sea
- CHAIN FREE





### Private Entrance

Private front door opening to

### Entrance Hall

Night storage heater. Large shelved linen / storage cupboard. Further storage cupboard.

### Lounge

4.57 x 3.12 (15'0" x 10'3")

Double glazed window. Electric Radiator. TV point. Double glazed door leading out to:

### Private Patio

Paved with views over the communal gardens.

### Refitted Kitchen 2021

2.39 x 1.83 (7'10" x 6'0")

Work surfaces with fitted cupboards and drawers fitted under. Inset stainless steel sink drainer unit. Fitted electric hob with oven under and concealed extractor above. Space for fridge./freezer. Space for under counter appliance. Range of matching wall cupboards. Double glazed window.



### Bedroom One

4.04 x 2.44 (13'3" x 8'0")

Electric Radiator. Double glazed window.

### Dressing Room

Fitted floor to ceiling wardrobes. Light.

### Bedroom Two

2.49 x 2.01 (8'2" x 6'7")

Folding doors from lounge. Double glazed window. Electric Radiator. Door from hallway.

### Bathroom/Wc

Part tiled. Suite comprising of panelled bath. Pedestal wash hand basin with shaver point/light unit above. Low level WC. Step in fully tiled separate shower cubicle with glazed folding door. Dimplex wall heater. Double glazed window.

### Communal Facilities

Located to the main building consisting of laundry room, communal gardens and residents parking.



### Required Information

Length of lease: 88 Years Remaining

Annual service charge: £2,487 Per Annum

Service charge review period:

Annual ground rent: £250 Per Annum

Ground rent review period:

Council tax band: C

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>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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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