

20 Guardian Court (Worthing)

Rogate Road, Worthing, West Sussex, BN13 2EE



PRICE: £80,000

Lease: 99 Years from 1995

Property Description:

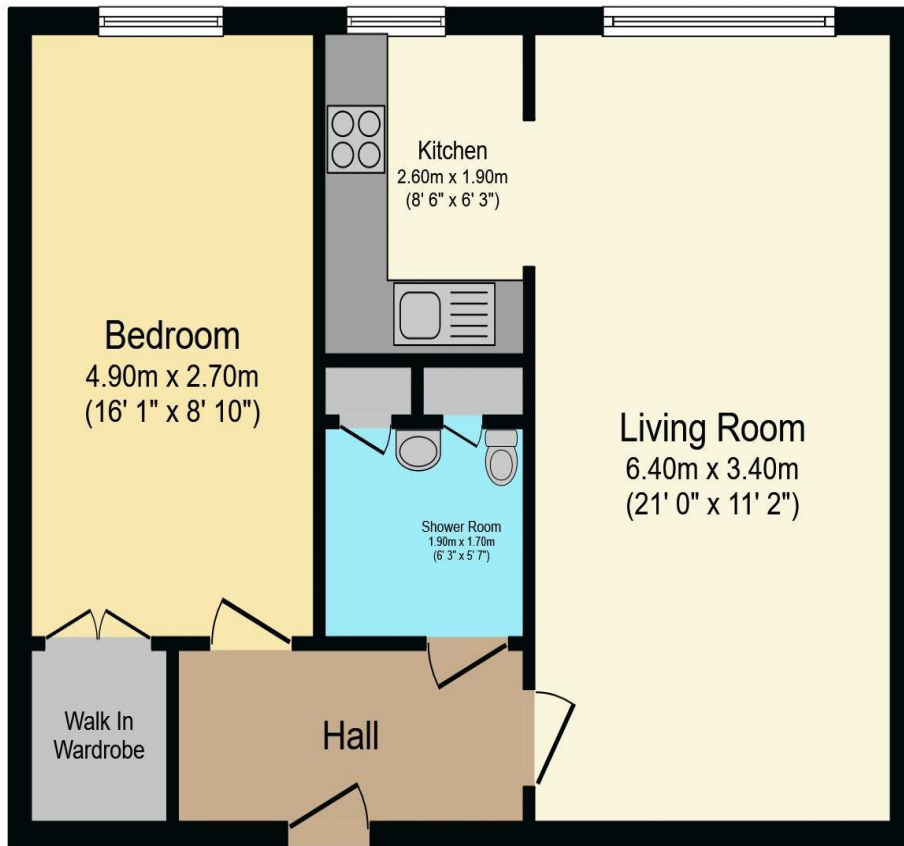
*****OPEN TO OFFERS*** A ONE BEDROOM APARTMENT SITUATED ON THE FIRST FLOOR**

Guardian Court is set within lovely, well tended grounds with lawns and various patio areas to relax and enjoy the gardens. The Estate Manager can be contacted from various points with each property in the case of an emergency, for periods when the Estate Manager is off duty there is a 24 hour Anchor Response System. Each property comprises an Entrance Hall, Lounge, Kitchen, One/Two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60.

- Estate Manager
- Lease: 99 Years from 1995
- Minimum Age 60
- Communal Laundry
- Un-allocated Parking
- Guest Suite
- Lease : 99 Years from 1995



**For more details or to make an appointment to view, please contact
Millie & Carla**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		80	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/03/2023

Annual Ground Rent:

£0

Ground Rent Period Review:

TBC

Annual Service Charge:

£3090.84

Council Tax Band:

B

Event Fees:

Nil. Transfer

Nil. Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.