



Gratwicke Road, Worthing, BN11 4BZ - £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, this property boasts a great size, location and amenities.

Key Features:

- **Being sold with no onward chain**
- **Convenient town centre location with easy access to shops and amenities**
- **Lift access to all floors**
- **First Floor Retirement Flat with south facing bay windows**

www.aspireresidential.co.uk

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Entrance Hallway

Front door with peephole. Telephone Intercom system. Coving to ceiling. Airing cupboard with electric meter and fuse box. Carpeted.

Bedroom 2 *10' 4" x 4' 10" (3.15m x 1.47m)*

Coving to ceiling. Large built-in wardrobe. Bay window. Electric heater. Carpeted.

Living Room *15' 9" x 13' 2" (4.80m x 4.01m)*

Coving to ceiling. Dual aspect South and East facing windows. Two electric heaters. Phone and internet points. Carpeted.



Kitchen *7' 6" x 5' 9" (2.28m x 1.75m)*

Double doors from living room open into kitchen. Ceiling strip light. Coving to ceiling. Matching wall and base units. Space for fridge freezer. Free standing cooker with hob, oven and grill. Built in extractor fan above hob. Titled splash back. Large kitchen sink and drying space. East facing window above sink.

Bedroom 1 *15' 11" into bay x 8' 4" (4.85m x 2.54m)*

Coving to ceiling. South facing bay window. Emergency call point. Double door fitted wardrobe. Electric heater. Carpeted.



Shower Room and WC

LED light. Coving to ceiling. Titled walls. Extractor fan. Walk in shower with glass door and double width shower tray. Electric shower. Heated towel

rail. Vanity units. Basin with mixer tap. Button flush WC. Carpeted.

Communal Lounge

In addition to the living space of this property, there is also a communal lounge on the ground floor for residents to use with kitchenette and warden's office. Furthermore, the communal lounge has patio doors leading out to:

Communal Gardens

Well maintained and mature communal garden available for the residents to use. Part patio and rest laid to lawn and flower borders.

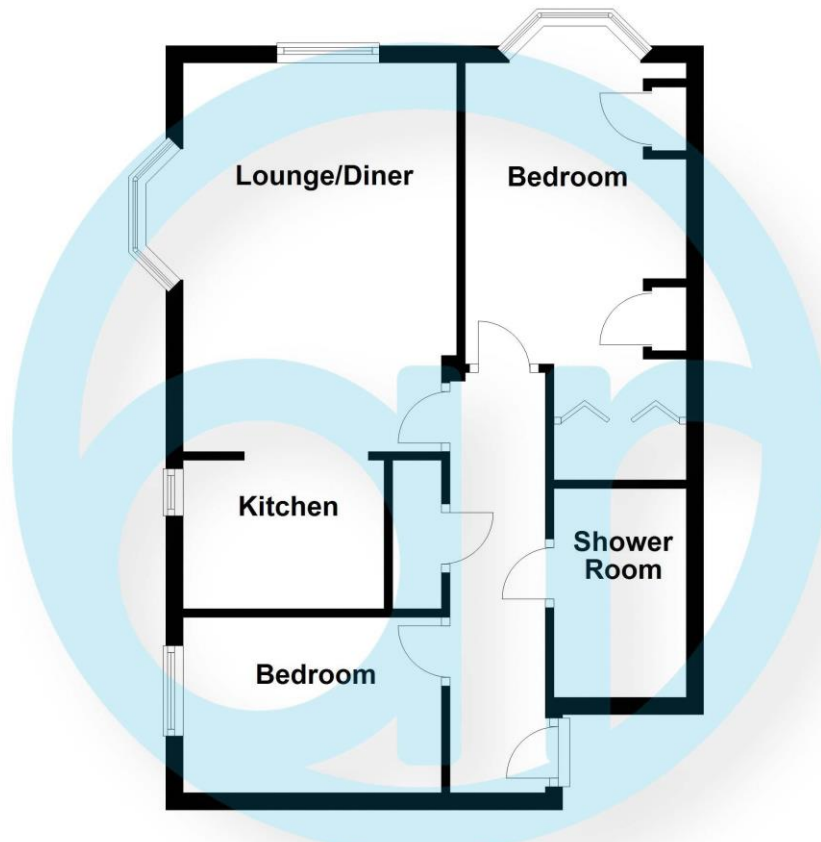
Lease and Maintenance

Lease - 87 years approximately. Maintenance £2800 p/a approximately. Ground Rent - £100 p/a.



Floor Plan

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



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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