



Rogate Road, Worthing, BN13 2EE

Guide Price £116,000

Being sold with no onward chain. Spacious ground floor retirement flat in popular Offington with direct access to communal gardens. Well presented overall but offering scope for updating.

Aspire Residential are delighted to bring to the market this spacious two bedroom ground floor retirement flat in the popular development of Guardian Court, Rogate Road. The property benefits from direct access to the beautifully maintained communal gardens, providing a pleasant outlook and easy outdoor access. The accommodation is well proportioned throughout and is presented in good order, although it offers the opportunity for a new owner to update and personalise to their own taste.

Guardian Court offers a range of excellent shared facilities including a welcoming communal residents lounge, on site laundry room, guest suite for visiting family and friends, and well maintained landscaped gardens. The development also benefits from a 24 hour emergency call system and an on site Estate Manager, offering peace of mind for residents. Additional benefits include residents parking and an extended lease running until 3088.

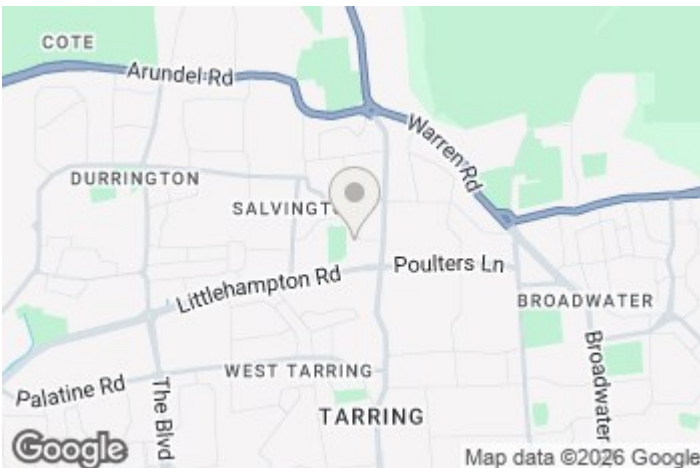


Council Tax Band: B

- Being sold with no onward chain
- Age restricted to residents over 60
- 24 hour emergency call system and Estate Manager
- Lift access to all floors
- Leasehold with 72 years remaining
- Spacious two bedroom retirement flat
- Direct access to communal landscaped gardens
- Communal lounge and on site laundry
- Beautifully maintained communal grounds
- Service charge £399.99 per month including heating and water



Worthing is a vibrant seaside town on the south coast, known for its attractive promenade, historic pier and wide range of shops, restaurants and leisure facilities. The town also offers excellent green spaces including Beach House Park and Highdown Gardens, along with theatres, galleries and regular community events, making it a popular and well connected coastal location.



EPC Rating:

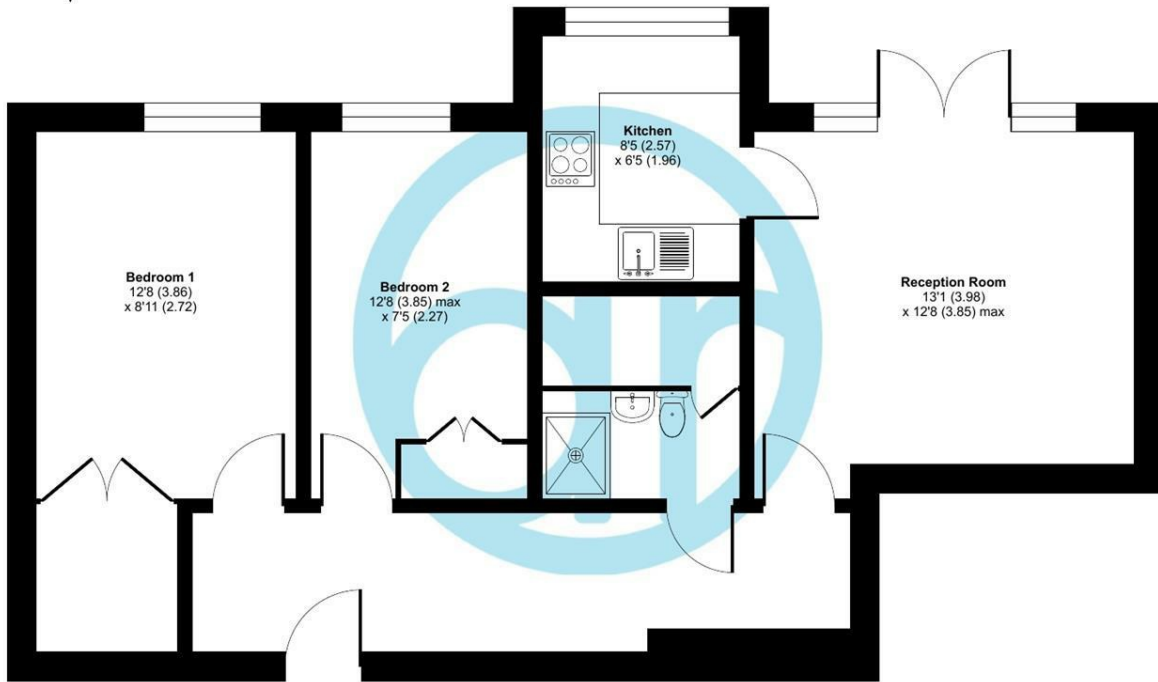
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guardian Court, Rogate Road, Worthing, BN13

Approximate Area = 633 sq ft / 58.8 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Aspire Residential Real Estate. REF: 1429049

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