ASPIRE RESIDENTIAL

Service | Expertise | Accountability









Rogate Road, Worthing, BN13 2EE

Guide Price £97,500

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.

2 | 1 | 1 | D

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







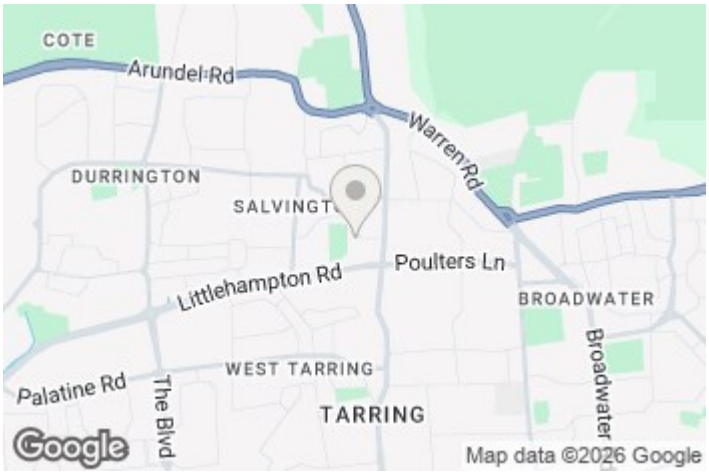
Worthing is a vibrant seaside town on the south coast, known for its attractive promenade, historic pier and wide range of shops, restaurants and leisure facilities. The town also offers excellent green spaces including Beach House Park and Highdown Gardens, along with theatres, galleries and regular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





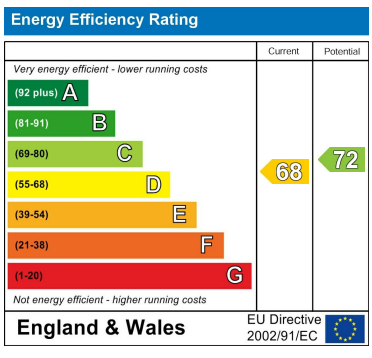






EPC Rating:

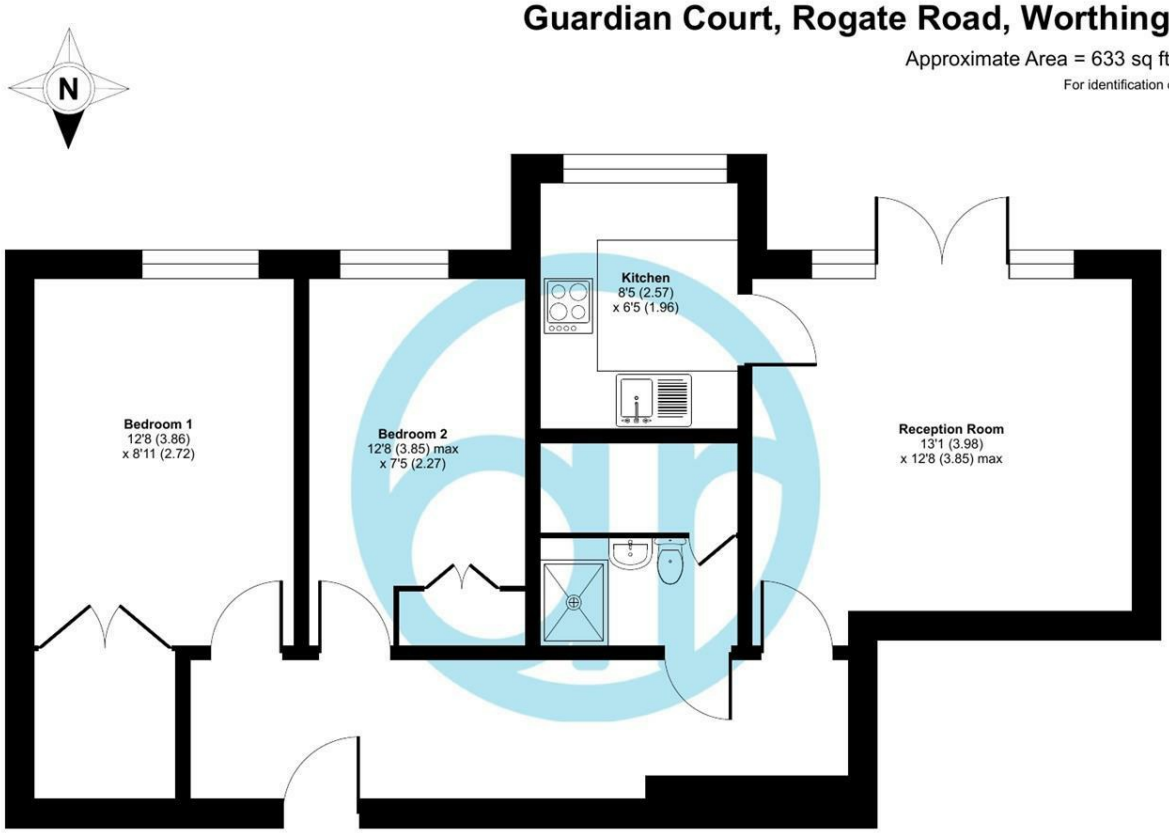
D



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

Aspire Residential | Goring-by-Sea
28 Goring Road
Goring-by-Sea
Worthing
BN12 4AD
Telephone: 01903 259 961
Email: info@aspireresidential.co.uk

Aspire Residential | Durrington / Salvington
5 Selden Parade
Salvington Road
Worthing
BN13 2HL
Telephone: 01903 910 424
Email: enquiries@aspireresidential.co.uk

Aspire Residential and Aspire Residential Estate Agents are trading names of Aspire Residential Real Estate Limited, a Company registered in England and Wales with registration number 11512783. VAT No. 305 0761 37

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.