



## Rogate Road, Worthing, BN13 2EE

Guide Price £80,000

Situated within the popular Guardian Court development in Offington, this well presented one bedroom first floor retirement apartment offers bright and comfortable accommodation throughout. The property features a bright spacious lounge and dining area, allowing for plenty of natural light and providing an ideal space to relax or entertain. Leading from the lounge is a modern fitted kitchen with a range of storage cupboards, work surfaces and space for appliances.

The double bedroom benefits from a large recessed wardrobe and ample space for additional furniture. A fitted wet room completes the internal accommodation, designed with practicality and ease of use in mind.

Guardian Court provides a range of communal facilities including a residents lounge with kitchenette, laundry room and a visitors guest room. There are also well maintained communal gardens and residents parking available, all within easy reach of local shops and amenities.

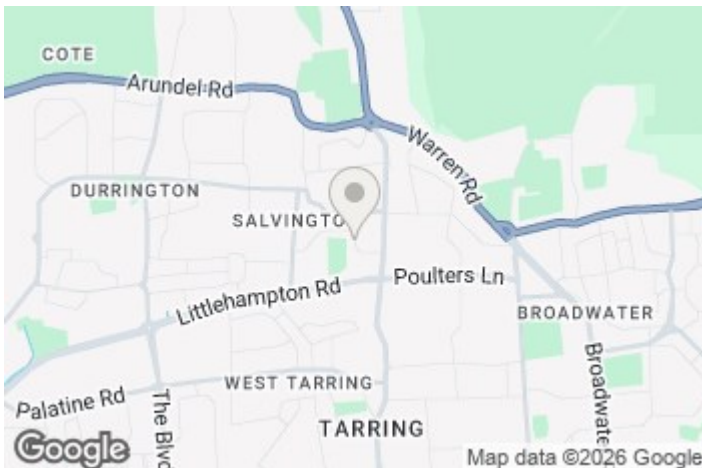


Council Tax Band: B

- Popular Guardian Court retirement development
- Spacious lounge with room for dining table
- Double bedroom with built in wardrobe
- Communal laundry room and guest suite
- Service and Maintenance Charge - £
- First floor apartment with bright aspect
- Modern fitted kitchen with storage
- Residents lounge with kitchenette available
- Leasehold with 72 years remaining
- Ground Rent - £0



Worthing, a charming seaside town on the south coast of England, strikes a balance between Victorian elegance and contemporary energy. Its extensive pebble beach, historic pier and scenic promenade make for a quintessential coastal experience. A thriving cultural scene, including theatres, galleries and local events, brings vibrancy to the town. With lush green spaces such as Beach House Park and Highdown Gardens, plus a bustling town centre full of shops, restaurants and entertainment, Worthing is a well-connected, welcoming community with a rich history and enduring appeal.



EPC Rating:

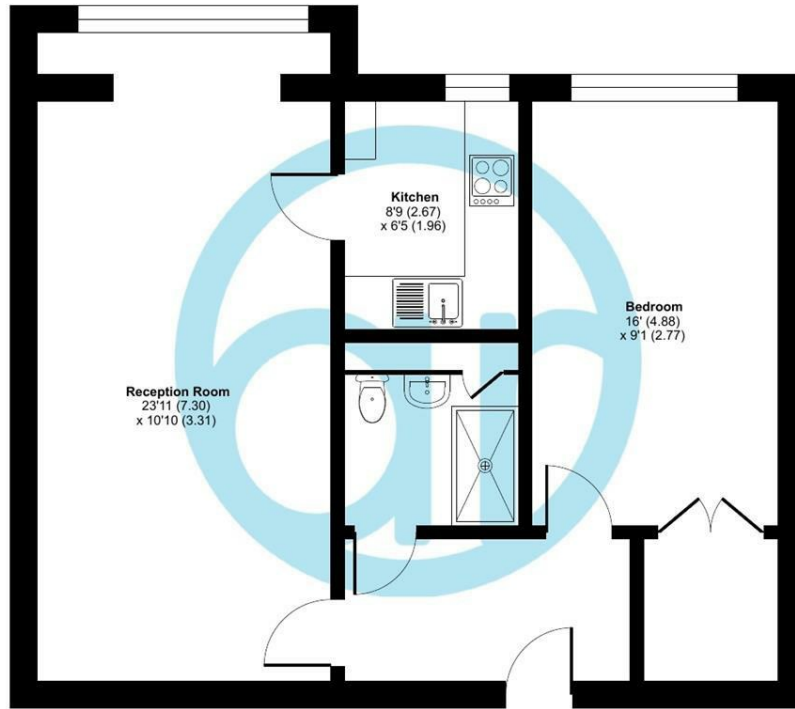
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# Guardian Court, Rogate Road, Worthing, BN13

Approximate Area = 614 sq ft / 57 sq m

For identification only - Not to scale



FIRST FLOOR

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: 1435461

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