



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

†: 01903 958770

e: salesenquiries@jamesandjamesea.co.uk

119 | George V Avenue | Worthing | BN11 5SA

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



Oakland Court Gratwicke Road

, Worthing, BN11 4BZ

Guide price £100,000

Leasehold Council Tax Band A



We are delighted to offer for sale this well presented retirement apartment, ideally situated on the outskirts of Worthing town centre, providing convenient access to local shops, amenities, and transport links.

The accommodation is accessed via communal entrance with a secure entry phone system, with lift access to the fifth floor. Internally, the apartment comprises entrance hall, two well proportioned bedrooms, with the main bedroom benefiting from fitted wardrobes. The spacious bay fronted living room offers comfortable living space and leads to a semi-open plan fitted kitchen, complete with integrated oven and hob. A shower room and two useful storage cupboards complete the internal layout.

Additional benefits include electric heating, double glazing throughout, and a range of well maintained communal facilities, offering both comfort and peace of mind. This property represents an excellent opportunity for those seeking a secure and convenient retirement home in a desirable central location.

Oakland Court is ideally positioned on Gratwicke Road, right in the heart of Worthing town centre. A wide range of shops, amenities, bars, and restaurants are all within easy reach, as well as the seafront, promenade, and mainline railway station.

Warden available Monday to Friday 8am-4pm

Lease years remaining - 84 years  
Service charge - £3000pa (approx)  
Ground rent - £100pa

Secure Entry Phone Communal  
Entrance

Entrance Hall





Bedroom Two  
13'7 x 7'3 (4.14m x 2.21m)

Bedroom One With Fitted  
Wardrobes  
13'7 x 8'3 (4.14m x 2.51m)

Shower Room

Bay Fronted Living Room  
19'3 x 10'3 (5.87m x 3.12m)

Fitted Kitchen  
10'3 x 5'7 (3.12m x 1.70m)

Storage Cupboard

Airing Cupboard

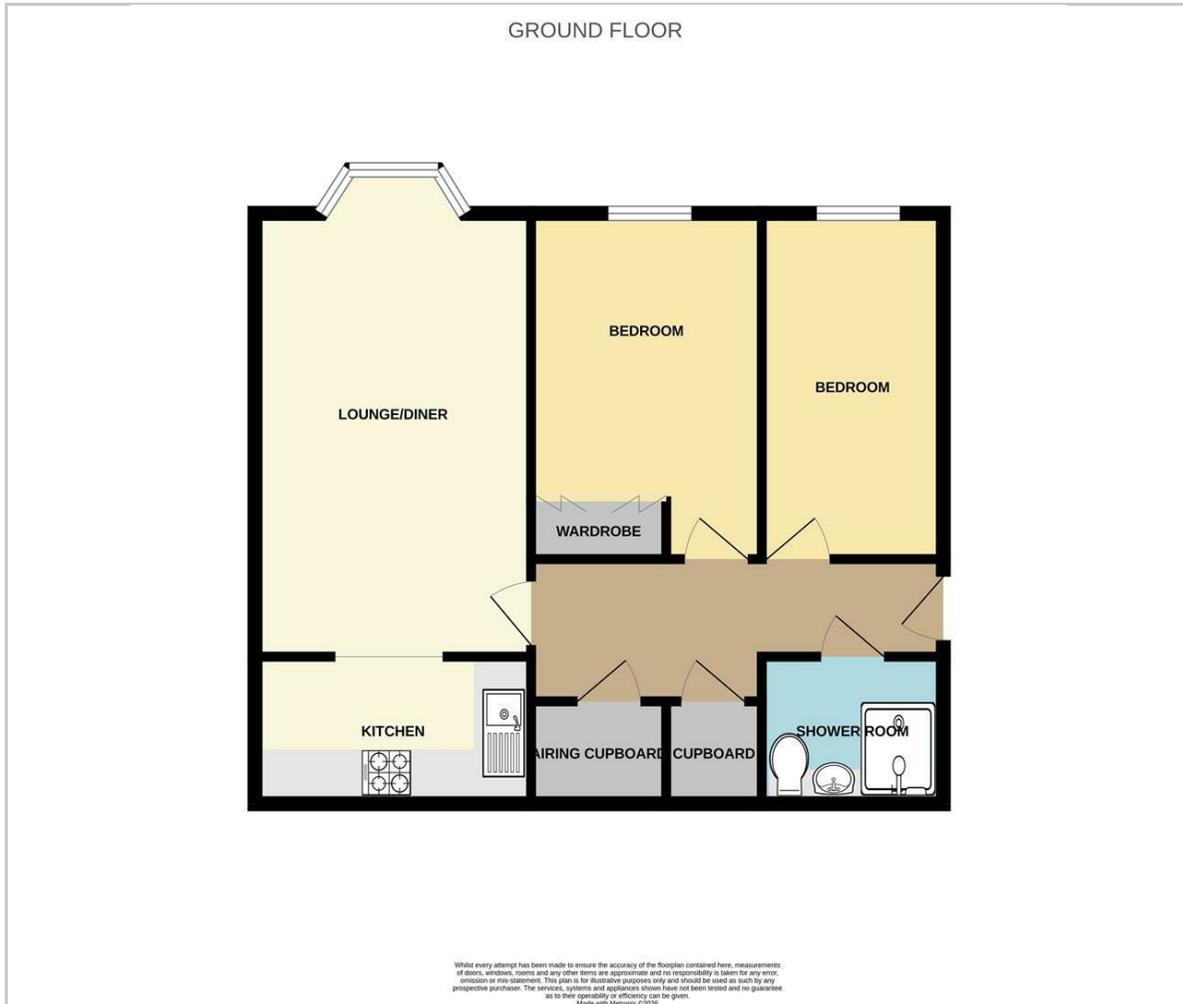
Communal Lounge

Laundry Room

Residents Parking



## Floor Plan



## Viewing

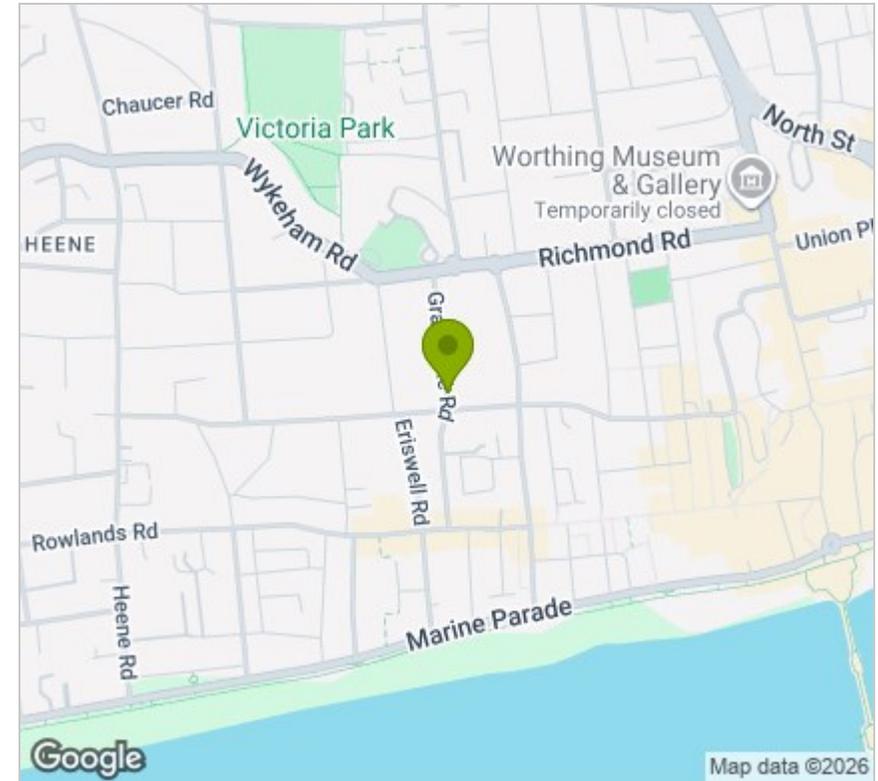
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



## Area Map



## Energy Efficiency Graph

