



## Flat 8 Broadwater Street East, Worthing, BN14 9AN Asking Price £130,000

John Edwards & Co is delighted to present this beautifully presented ground floor retirement flat in Penrith Court, in ever popular Broadwater, a short walk from Broadwater Village with its shops, cafés, restaurants, and bars, close to Lyons Farm Retail Park, a short distance from Worthing's town centre and historic seafront, and just over a mile from the mainline train station, enabling easy access into London, Brighton, and Littlehampton. It is also well serviced by several bus routes.

The property comprises a bright and spacious living room, a double bedroom, a newly fitted contemporary kitchen with a host of integrated appliances, and a shower room. Further benefits include well maintained communal gardens, a residents' lounge, a laundry room, and plenty of resident and visitor parking. In addition, a careline system is installed in every room.

This is a genuinely lovely retirement flat in a hugely attractive area, and one in which we anticipate a great deal of interest. Viewing is essential in order to fully appreciate all it has to offer.

## ENTRANCE HALL



The entrance hall has a carpeted floor, a textured ceiling with pendant lighting and smoke detectors, power points, a wall-mounted electric heater, and the doors into the living room, bedroom, shower room, and two good sized inbuilt storage cupboards.

## LIVING ROOM



Bright and spacious main living space which has a carpeted floor, a coved and textured ceiling with pendant lighting, wall-mounted lighting, TV and power points, a wall mounted electric heater, an entryphone system, space for both lounge and dining furniture, and double-glazed windows/door out into the communal gardens.

## KITCHEN



The newly installed kitchen features a range of hi gloss handle-less cabinets, both wall and base mounted, with undercabinet lighting, square-edged work surfaces with an inset sink and drainer, integrated appliances including an oven and grill, microwave, fridge/freezer, and washing machine, and a four burner electric hob with extraction unit over. There is a vinyl floor, a textured ceiling with suspended spotlighting, a glass splashback panel, power points, and a double-glazed window to side aspect.

## BEDROOM



The bedroom - a good sized double - has a carpeted floor, a textured ceiling with pendant lighting, TV and power points, a radiator, inbuilt wardrobes, and double-glazed windows to rear aspect.

## SHOWER ROOM



The shower room features a three piece suite comprising a large corner shower cubicle with folding glass door, a cameo-style hand wash basin with storage below, and a low-level WC with concealed cistern. There is a vinyl floor, tiled walls, a textured ceiling with spotlighting, a wall-mounted heated towel rail, an electrical shaving socket, an illuminated mirror, and an extractor fan.

### What you need to know

The lease currently stands at 59 years (tbv) and the vendor will renew the lease at purchase completion.

Maintenance currently stands at £3850 per annum split, half paid each six months

# Floor Plan

## Penrith Court, Worthing, BN14 9AN

Approximate Gross Internal Area = 46.9 sq m / 505 sq ft

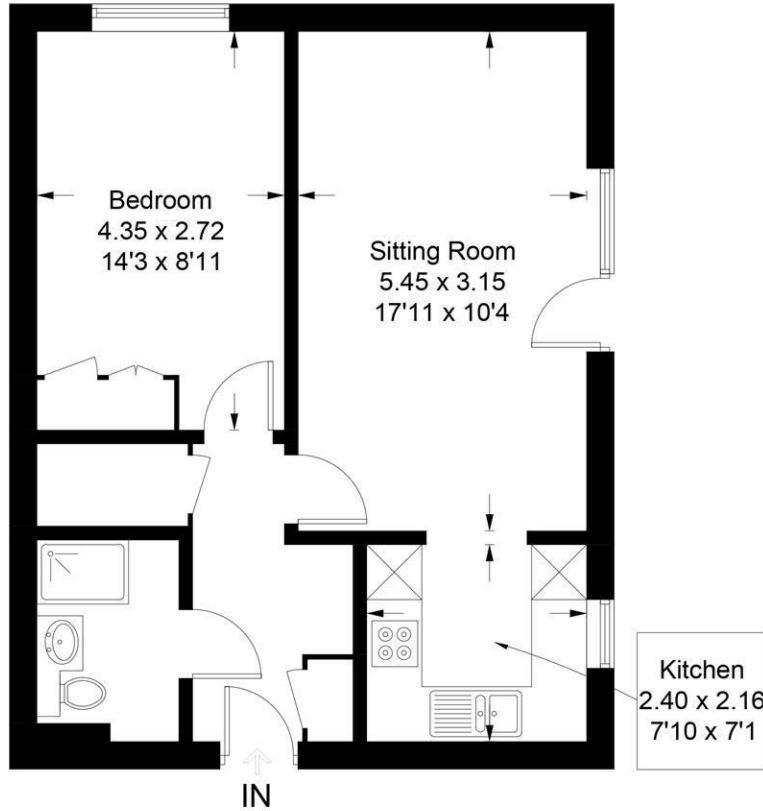
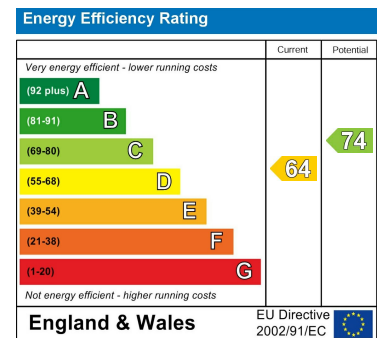


Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2024

# Area Map



# Energy Efficiency Graph



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.