



## Flat 29 Carnegie Road, Worthing, BN14 7BF

### Asking Price £125,000

John Edwards & Co is delighted to present this one bed first floor retirement flat in The Cloisters, a charming development in the heart of popular Broadwater, situated close to vibrant Broadwater Village, with its shops, cafés, restaurants and bars, and a short walk from several town centre bus stops, and close to the mainline train station, enabling easy access to London, Brighton, and Littlehampton.

The property comprises a bright and spacious living room, a good sized double bedroom, a fully fitted kitchen, and a wet room-style shower room. There are also several communal areas, including a large residents' lounge and kitchen area, and beautifully maintained communal gardens with outdoor seating. In addition there is a vibrant residents' social calendar, and available parking in the designated bays situated to the side of the property. It is also offered chain free.



## ENTRANCE HALL

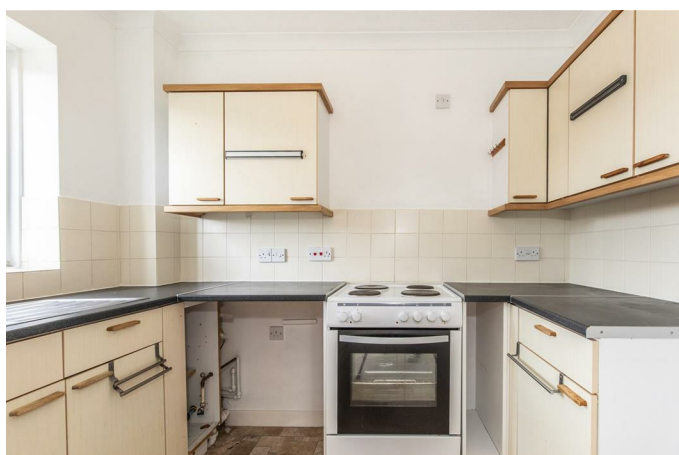


The entrance hall has a carpeted floor, a coved and textured ceiling with pendant lighting and a smoke detector, a wall-mounted electric heater, the doors into the bedroom and living room and shower room, and two good sized internal storage cupboards (one of which houses the electric metres and is perfect for coats, shoes, vacuum cleaners, ironing boards, etc., and the other houses the water tank, and features several linen shelves). There is also access into a loft space via a ceiling hatch.

## LIVING ROOM

Bright and spacious main living room which has a carpeted floor, a coved and textured ceiling with pendant lighting and a smoke detector, TV and power points, a wall-mounted electric heater, and dual aspect double-glazed windows to front and side. A door opens into the kitchen.

## KITCHEN



The kitchen features a range of wall and base mounted cabinets, rolled top worksurfaces with an inset sink and drainer, a freestanding oven and grill with four burner electric hob, and space and plumbing for a washing machine, and fridge freezer. There is a vinyl floor, a coved and textured

ceiling with pendant lighting, tiled splashbacks, power points, and double-glazed windows to front aspect.

## BEDROOM



The good sized double bedroom features a carpeted floor, a coved and textured ceiling with pendant lighting, two inbuilt wardrobes, a wall-mounted electric heater, power and telephone points, and double-glaze windows to front aspect.

## SHOWER ROOM



The good sized wet room-style shower room features a three-piece suite comprising a wall-mounted shower with wall seat and folding shower screen, a pedestal hand wash basin, and low-level WC with concealed cistern. There is a vinyl floor, part-tiled walls, a coved and textured ceiling with central ceiling light, a wall-mounted mirror with overhead light and electrical shaving socket, an extraction fan, a wall-mounted electric heater, and a heated towel rail.

## COMMUNAL AREAS



The property also benefits from several well-maintained communal areas, including a resident's lounge and kitchen area, a bin storage section, and large beautifully maintained communal gardens, including a large patio and central pergola with outdoor seating.

## PARKING



There is also resident parking available, in several designated bays situated to the side of the property.

## WHAT YOU NEED TO KNOW



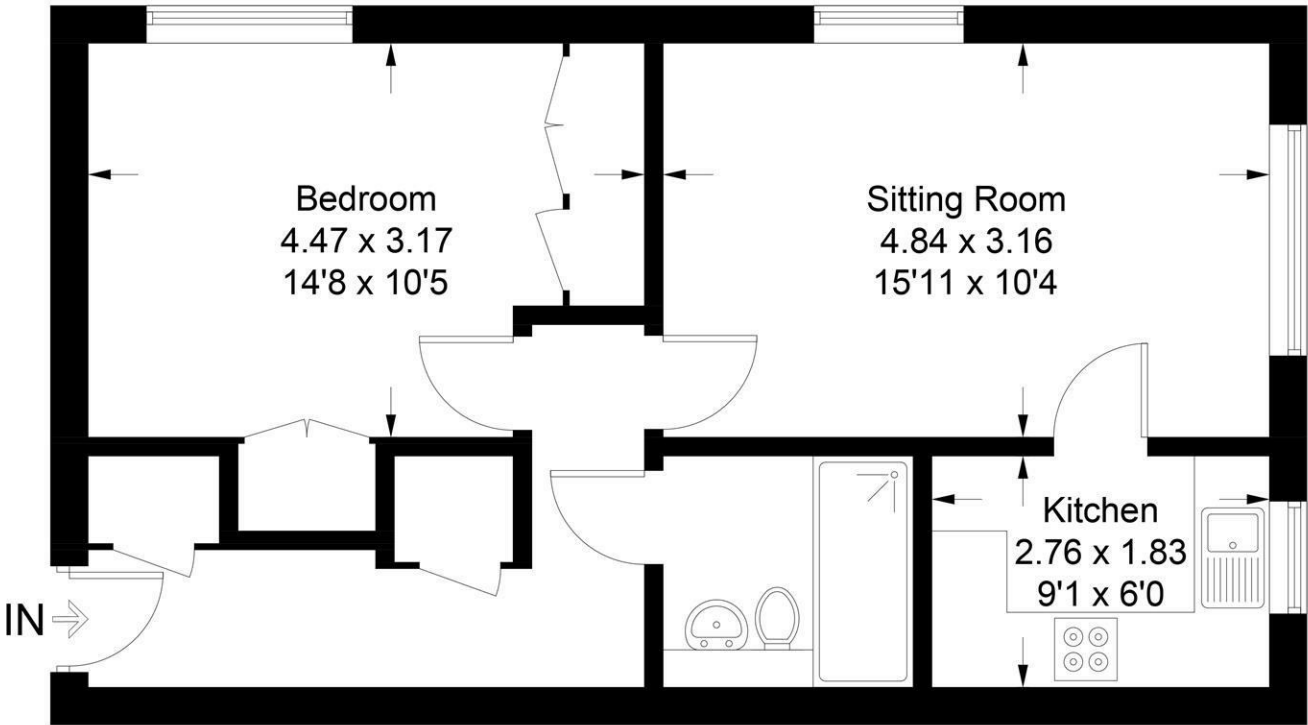
Tenure - leasehold

Lease length remaining - 63 years  
Annual service charge - £2,474.01, with right to manage  
Pets allowed - No

Floor Plan

The Cloisters, Carnegie Road, Worthing, BN14 7BF

Approximate Gross Internal Area = 48.8 sq m / 525 sq ft



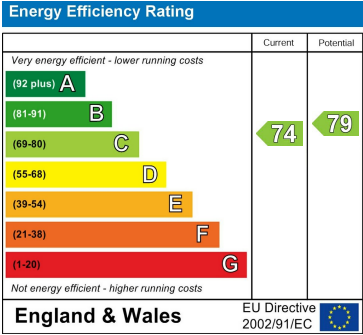
First Floor

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

Area Map



Energy Efficiency Graph



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