



Highfield Court | 75 Penfold Road | Worthing | West Sussex | BN14 8PE

Guide Price £110,000



A one double bedroom first floor apartment, forming part of this sought after retirement development built by McCarthy and Stone. Benefits include a large lounge/diner, fitted kitchen, communal facilities including parking.



## Key Features

- One Bedroom First Floor Apartment
- Warden Assisted
- Double Bedroom
- Fitted Kitchen
- Bathroom With Walk-In Shower
- Non-Allocated Residents Parking Spaces
- Residents Lounge & Communal Facilities
- Communal Gardens & Buggy Store



**1 Bedroom**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

A communal front door leads to the communal hallways with either a passenger lift or stairs to the first floor where this flat is located. A private door leads to the entrance hall with a storage cupboard, emergency pullcord and wall mounted entry phone system. The lounge is bright and spacious with space for a dining table. The kitchen offers an eye level oven, hob and integrated fridge and freezer. The bedroom has built in mirrored wardrobes and emergency pull cord. The shower room comprises a walk in shower cubicle with mains shower attachment over, vanity units with hand wash basin, WC, extractor fan and towel rail.

TENURE 125 years on the lease from 2007  
Service charge- £1445.65 per half year  
Ground Rent - £212 per half year

COMMUNAL FACILITIES There is a communal lounge area with kitchenette, and separate laundry facilities available to residents.

### EXTERNAL

Attractive communal gardens surround the property with a range of mature shrub, tree and plant borders. Additionally, there is unallocated residents' parking and mobility scooter storage.

### LOCATION

Located in the popular Broadwater area of Worthing, buses run nearby and Broadwater Village is within easy reach with its range of shops, restaurants and cafes.

### ENTRANCE HALL

LOUNGE 16' 6" x 10' 2" (5.03m x 3.10m)

BEDROOM 17' 3" x 9' 5" (5.26m x 2.89m)

KITCHEN 7' 3" x 5' 1" (2.21m x 1.55m)

BATHROOM 6' 7" x 5' 6" (2.03m x 1.68m)




FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan outlined here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency at the time of writing.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Property Details:

Floor area \*as quoted by EPC: 474 Sqft

Tenure: Leasehold

Council tax band: B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.