



43 Penrith Court Broadwater Street East, Worthing, BN14 9AN  
Guide Price £90,000

and company  
**bacon**  
Estate and letting agents





A one double bedroom second floor warden assisted retirement flat located within both a sought after development and catchment area. The accommodation consists of a communal hall, reception hall, lounge/dining room, kitchen, bedroom, bathroom/wc, communal gardens, communal facilities and residents parking.

The development is close to local facilities including a parade of adjacent shops as well as being a short distance to Broadwaters main shopping parade with its choices of shops, cafes, public houses and doctors. Broadwater library is also close at hand as well as bus services and mainline train stations.

- Second Floor Retirement Flat
- One Double Bedroom
- Modern Fitted Kitchen
- Communal Lounge and Laundry
- Weekday Warden/Call System
- Parking & Communal Garden
- Broadwater Catchment
- Shops, GP and Buses Nearby
- Passenger Lift









### Communal Hallway

Accessed via glazed communal doors with security entryphone system. Stairs or passenger lift to second floor. Private door to flat.

### Reception Hall

Built in airing cupboard housing water tank. Built in storage cupboard. Textured ceiling. Doors to lounge, bedroom and bathroom.

### Lounge / Dining Room

5.38m x 3.18m (17'8 x 10'5)  
Double glazed bay window with views over the communal garden and to The South Downs beyond. Electric wall heater. Four wall light points. Entryphone and warden pull cord. Coved and textured ceiling. Opening to kitchen.

### Kitchen

2.39m x 2.39m (7'10 x 7'10)  
Fitted suite comprising of a single drainer sink unit

having storage cupboard below. Areas of roll top work surfaces offering additional and matching grey gloss cupboards and drawers under. Matching shelved wall units. Inset four ring electric hob with extractor hood over. Built in oven and grill. Space for washing machine and upright fridge/freezer. Part tiled walls. Levelled ceiling. Wood effect flooring.

### Double Bedroom

3.61m x 2.69m (11'10 x 8'10)  
Double glazed window. Fitted bedroom wardrobes. Electric heater. Textured ceiling. Warden pull cord.

### Bathroom/W.C

Fitted suite comprising of a panelled bath with twin hand grips, pedestal wash hand basin and low level w.c. Heated towel rail. Part tiled walls. Extractor fan. Textured ceiling.

### OUTSIDE

### Communal Grounds

Communal grounds and gardens to the front and rear of the development both offering seating areas and with a drying area to the rear. Well cared for garden with seating area.

### Communal Facilities

This development offers a communal lounge, kitchen, laundry room, drying area and guest suite.

### Residents Parking

Non allocated residents car parking can be found to the rear of the development.

### Lease & Maintenance

Lease has 62 years remaining  
Maintenance is £363.62 per month including ground rent

### Council Tax

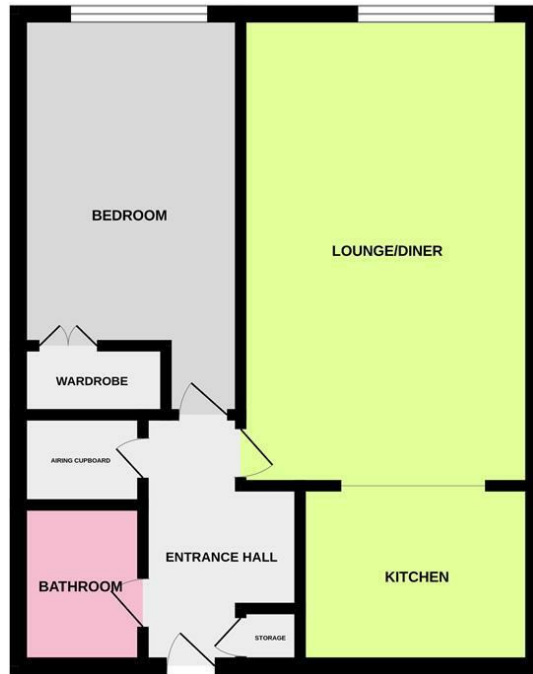
Council Tax band A







GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained 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 as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		80	82
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

