



Flat 24 Penrith Court Broadwater Street East, Worthing, BN14
Guide Price £85,000

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A one double bedroom first floor flat located within both a popular development and area of Broadwater. Accommodation briefly comprises; communal entrance, entrance hall, lounge, kitchen, double bedroom and a bathroom/w.c. Externally the home offers communal gardens and residents parking. Benefits include double glazed windows, electric heating and is being offered chain free.

- Retirement Property
- One Double Bedroom
- First Floor
- Communal Gardens/Facilities
- Residents Lift
- Residents Parking
- Broadwater Location
- Chain Free





Communal Hallway

Accessed via glazed communal doors with security entryphone system. Stairs or lift rising to all floors. Private door to flat.

Entrance Hall

Wall mounted heater. Two storage cupboards, one of which houses the water tank. Wall mounted electrics.

Lounge

6.05m x 3.18m (19'10 x 10'5)
Bay fronted double glazed window over looking the communal gardens. Wall mounted heater. Pull cord.

Kitchen

2.41m x 2.24m (7'11 x 7'4)
Fitted kitchen comprising; single drainer sink unit with cupboards under. Areas of roll top



work surface with additional cupboards and drawers below. Matching wall mounted units. Integrated oven and four ring electric hob with extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Part tiled walls.

Bedroom

4.37m x 2.69m (14'4 x 8'10)
Fitted wardrobes with hanging space and shelving. Wall mounted heater. Double glazed window.

Bathroom/W.C

Fitted suite comprising; panelled bath with electric shower over. Pedestal wash hand basin. Close coupled w.c. Part tiled walls. Grab rails. Fitted storage. Wall mounted heater.

Communal Facilities



Communal Garden

The block has attractive communal grounds and gardens to the front and rear with refuse and drying areas.

Communal Areas

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

Residents Parking

Non allocated residents parking spaces to the rear of the development.

Lease & Maintenance

We have been advised by the seller of the following. We recommend speaking to your legal representative to confirm accuracy.

Leasehold - Approx 64 years remaining
Maintenance - £317.96 pcm includes ground rent

Council Tax

Band A

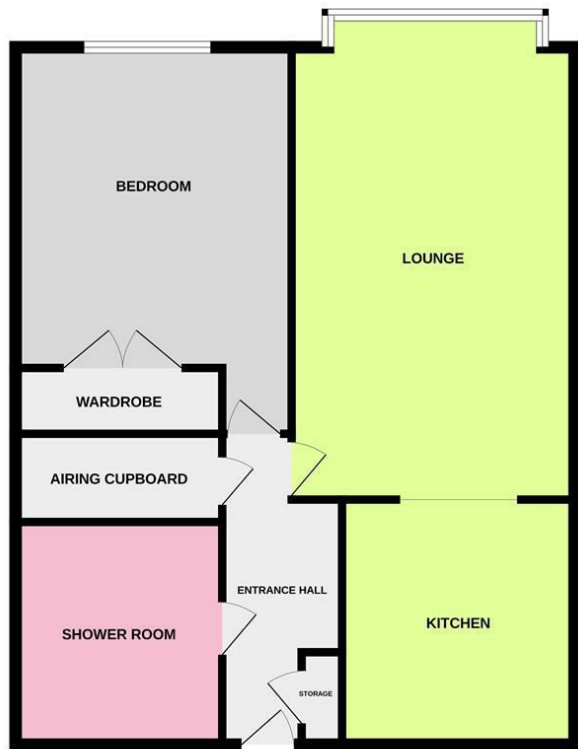


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THE FLUFF FROM
THE FILTER
BEFORE LEAVING
THANK YOU

PLEASE DO NOT USE THE TUMBLE DRYERS AFTER: 7pm MON-SAT AND AFTER 12PM ON A SUNDAY. THANK YOU

FIRST FLOOR



Whilst 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) A			
(81-91) B			
(69-80) C		73	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.



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