



28 The Cloisters, Worthing, BN14 7BF  
Guide Price £145,000

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A two bedroom first floor retirement flat in a popular development being close to Broadwater with its fully comprehensive shopping facilities. The apartment has access to a communal lounge if required and accommodation includes as follows: Private entrance, entrance hall, lounge/diner, kitchen with fitted appliances, two good size bedrooms and a shower room/WC. Externally there are communal gardens and the property is offered with vacant possession.

- Popular The Cloisters Apartment
- Broadwater Retirement Flat
- Lounge/Diner
- Kitchen With Fitted Appliances
- Refurbished Shower Room/WC
- Two Bedrooms
- Communal Gardens And Lounge
- Vacant Possession









### Communal Entrance

Front door and communal hallways. access to communal lounge and other facilities, stairs and lift to first floor.

### Entrance

Private front door to

### Entrance Hall

Recessed airing cupboard, coved ceiling, storage radiator.

### Lounge/Diner

4.57m x 3.18m (15'0 x 10'5)

Wall mounted electric radiator, electric fire with fireplace surround, coved ceiling, two double glazed windows to side. Opening to:

### Kitchen

2.44m x 2.06m (8'0 x 6'9)

Range of worktop surfaces with cupboards and drawers under incorporating a one and a half bowl sink unit and four ring hob, split level oven, range of fitted wall cupboards and part tiled walls, double glazed window, breakfast bar.

### Bedroom 1

4.75m x 2.62m (15'7 x 8'7)

Double glazed window, wall mounted wall heater, coved ceiling, excellent range of wardrobes and dresser with space between for double bed.

### Bedroom 2

3.40m x 2.01m (11'2 x 6'7)

Coved ceiling, electric wall heater, double glazed window, recessed meter cupboard.

### Shower Room/WC

Refurbished comprising fully tiled larger shower cubicle, wall mounted wash hand basin with cupboards under, low level flush WC, heated towel rail, tiled flooring, medicine cabinet with personal lighting.

### Communal Gardens

Beautifully kept and maintained communal gardens with seating areas.

### Council Tax

Band C

### Lease - Maintenance

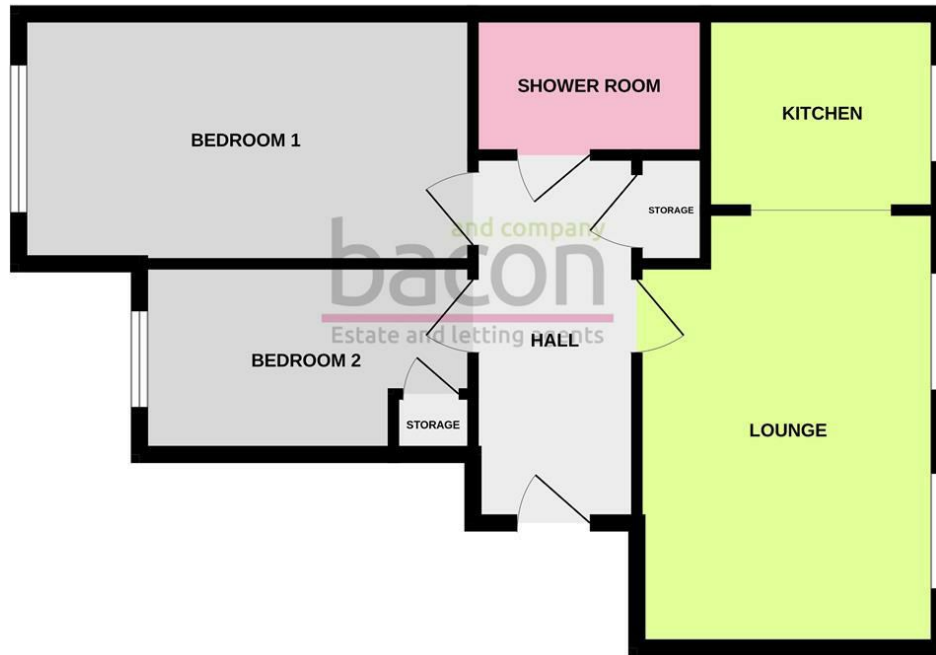
Lease approximately - 99 years from 1988 (62 years unexpired)  
Maintenance approx - £176.00 per month with the right to manage








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		75	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.



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