



12 Penrith Court Broadwater Street East, Worthing, BN14 9AN  
Guide Price £110,000



We delighted to offer for sale this recently decorated ground floor apartment positioned in the heart of Broadwater in the popular Penrith Court development, the apartment itself comprises of a spacious living room with kitchen off, separate washroom and large double bedroom.

The property also benefits from being a chain free sale.

- Ground Floor Retirement Apartment
- One Double Bedroom
- Warden Assisted Living
- Non Allocated Residents Parking
- Communal Facilities
- Recently Fitted Carpeted Floor Throughout
- Fitted Kitchen & Shower Room
- No On-Going Chain



### Communal Entrance Hallway

Accessed via glazed communal doors with security entryphone system, private door to flat.

### Hallway

3.40m x 1.75m (11'2 x 5'9)

Recently fitted carpeted floor, fitted storage cupboard with various recessed shelving units, wall mounted night storage heater, secondary fitted storage cupboard housing hot water cylinder having various slatted shelving units, textured and coved ceiling with single light fitting, smoke detector.

### Lounge

5.44m x 3.40m (17'10 x 11'2)

Recently fitted carpeted floor, wall mounted night storage heater, various power points, television point, PVCU double glazed window and PVCU double glazed door opening onto patio area, four wall mounted light fittings, textured and coved ceiling, free-standing electric fireplace, emergency pull cord, security telephone entry system.

### Kitchen

2.39m x 2.08m (7'10 x 6'10)

Vinyl floor, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, space for fridge / freezer, space and provision for washing machine, fitted eye

level double oven, integrated stainless steel one and a half bowl sink unit with mixer tap, inset four ring electric hob with extractor fan above, tiled splashbacks, wall mounted electric heater, PVCU double glazed window, various power points, textured ceiling with single ceiling light fitting.

### Bedroom

4.37m x 2.69m (14'4 x 8'10)

Recently fitted carpeted floor, various power points, fitted double triple wardrobe with various hanging rails and shelving, PVCU double glazed window, textured ceiling with single ceiling light fitting.

### Shower Room

2.21m x 1.57m (7'3 x 5'2)

Vinyl flooring, fitted shower cubicle having a wall mounted Triton electric shower, fitted grab rails, pedestal hand wash basin with vanity unit below, low flush WC, recessed shelving, emergency pull cord, fully tiled walls, extractor fan, textured ceiling with single ceiling light fitting.

### Communal Gardens

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 Information

Lease: 62 Years Approximately

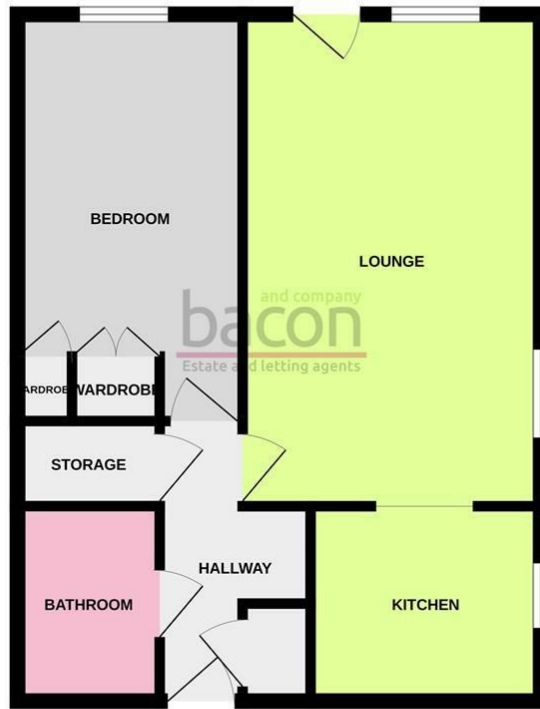
Maintenance: TBC

Ground Rent: TBC

### Council Tax

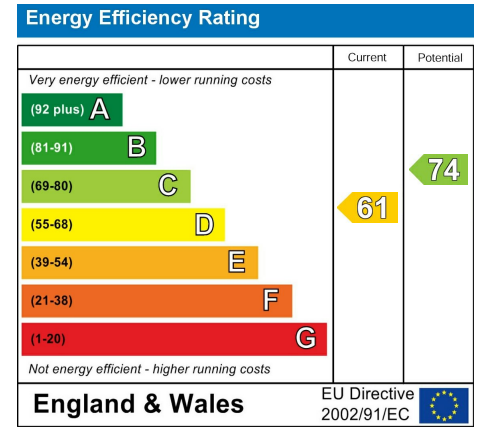
Band A

GROUND 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. Made with Metropix ©2024

and company  
**bacon**  
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