



Flat 7 Highfield Court Penfold Road, Worthing, BN14 8PE
Guide Price £120,000

and company
bacon
Estate and letting agents



We are delighted to offer for sale this well presented one double bedroom ground floor retirement apartment positioned in the popular Highfield Court development.

In brief the property consists of a spacious double bedroom with a fitted wardrobe space, fitted shower room for ease, a large lounge / dining area with an opening into fitted kitchen area with integrated appliances, there are also a wealth of communal facilities and events which you can get involved in should you wish to do so.

- Ground Floor Retirement Apartment
- One Double Bedroom
- Fitted Shower Room
- Electric Heating
- Retirement Living
- Well Maintained Communal Grounds
- Residents Parking Available
- Spacious Lounge





Communal Hall

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

Entrance Hallway

3.00m x 1.12m (9'10 x 3'8)

Vinyl floor, skimmed ceiling with coving, single ceiling light fitting, smoke detector, wall mounted pull cord and warden call system, various power points, fitted storage cupboard housing hot water cylinder, wall mounted fuseboard and electric meter, also having it's own lighting.

Bedroom

5.23m x 2.90m (17'2 x 9'6)

Recently fitted carpeted floor, wall mounted electric heater, PVCU double glazed window, skimmed ceiling with coving and single light fitting, various power points, telephone and television points, fitted double wardrobe having various hanging rails and shelving with a mirrored front, emergency pull cord system.

Lounge / Diner

5.08m x 3.10m (16'8 x 10'2)

Carpeted floor, wall mounted electric heater, feature electric fireplace, television points, various power points, PVCU double glazed window, skimmed ceiling with coving and single light fitting, smoke detector, double doors into kitchen, emergency pull cord.

Kitchen

2.44m x 1.75m (8 x 5'9)

Vinyl floor, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, eye level AMG electric oven, four ring electric hob with extractor fan above, inset stainless steel single drainer sink unit with mixer tap, matching integrated fridge and freezer units, tiled splashbacks, various power points, PVCU double glazed window, wall mounted electric heater, skimmed ceiling with single light fitting.

Shower Room

2.06m x 1.68m (6'9 x 5'6)

Vinyl floor, low flush WC, double width shower cubicle having an integrated power shower and fitted grab rail,

hand wash basin with hot and cold tap and vanity unit below, wall mounted mirror, fully tiled walls, wall mounted electric heater, wall mounted heated towel rail, extractor fan, wall mounted light fitting with built in shaving point, skimmed ceiling with coving and single light fitting, emergency pull cord.

Communal Facilities

Highfield Court offers a communal lounge with an active social club, laundry room and guest suite.

Communal Grounds

Landscaped communal gardens to enjoy all year round with seating areas.

Residents Parking

Non allocated residents parking spaces with the development grounds.

Council Tax

Band B

Leasehold Information

Lease: 108 Years Approx
Maintainance: £3,500 Per Annum
Ground Rent: £500 Per Annum



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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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.

