



3 Penrith Court Broadwater Street East, Worthing, BN14 9AN  
Guide Price £125,000



We are delighted to offer for sale this recently modernised one double bedroom Ground Floor retirement apartment in this popular development in the heart of Broadwater.

In brief the property consists of a spacious double bedroom having built in storage space, an open plan Kitchen with integrated Lamona appliances and Lounge area with direct access to communal garden areas, a modern fitted shower room and access to all communal facilities should you wish to participate.

- Ground Floor Retirement Apartment
- Direct Access To Communal Grounds
- Modern Fitted Kitchen & Shower Room
- Close To Local Amenities
- One Double Bedroom With Built In Storage
- Recently Fitted Flooring Throughout
- No Onward Chain
- Recently Decorated Throughout



### Communal Entrance Hallway

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

### Entrance Hallway

3.35m x 1.73m (11 x 5'8)

Recently fitted carpet floor, textured ceiling with single light fitting, smoke detector, wall mounted electric fuseboard, fitted storage cupboard with hanging rail and shelving above, second fitted storage cupboard housing water heater and having various slatted shelving units.

### Lounge

5.56m x 3.15m (18'3 x 10'4)

Recently fitted carpeted floor, PVCU double glazed opening window, PVCU double glazed opening door leading out onto communal lawns, television points, various power points, wall mounted security telephone entry system, emergency warden call system, recently fitted wall mounted electric heater, four wall mounted light fittings, textured and coved ceiling, opening into kitchen.

### Bedroom

4.32m x 2.69m (14'2 x 8'10)

Recently fitted carpeted floor, fitted double wardrobe with hanging rail and shelving above, fitted single wardrobe with various shelving units, various power points, recently fitted



wall mounted electric heater, PVCU double glazed window, textured ceiling with single light fitting, emergency pull cord.

### Kitchen

2.62m x 2.11m (8'7 x 6'11)

Vinyl floor, roll edge laminate work surfaces with cupboards below and matching eye level cupboards with a matt white finish, inset stainless steel single drainer sink unit with mixer tap, space and provision for washing machine, space for fridge freezer, PVCU double glazed window, tiled splashback, fitted eye level Lamona oven, inset four ring Lamona electric hob with extractor fan above, matching integrated Lamona slimline dishwasher, textured ceiling with single light fitting.

### Shower Room

2.21m x 1.63m (7'3 x 5'4)

Recently fitted laminate floor, low flush WC, hand wash basin with mixer tap and vanity unit below, wall mounted vanity unit mirror, fitted double width shower cubicle having a wall mounted Triton electric shower and fitted grab rails, also having fitted splashback, chrome ladder style heated towel rail, textured ceiling with single light fitting, extractor fan.



### 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

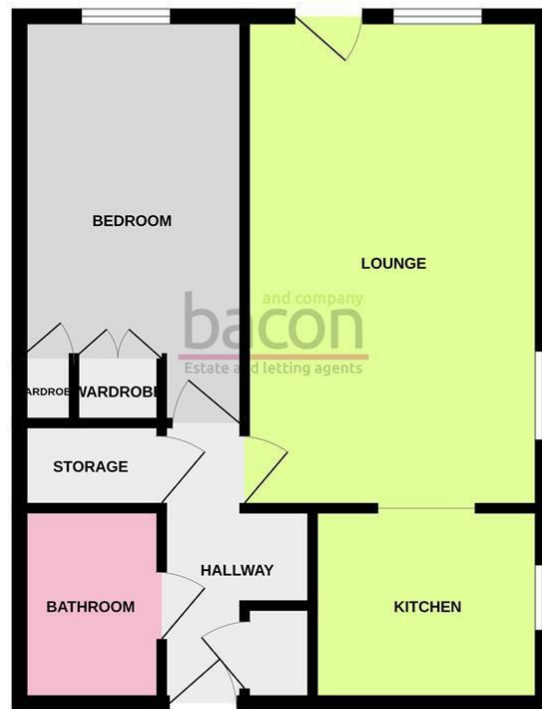
Maintenance: TBC

Ground Rent: TBC

### Council Tax

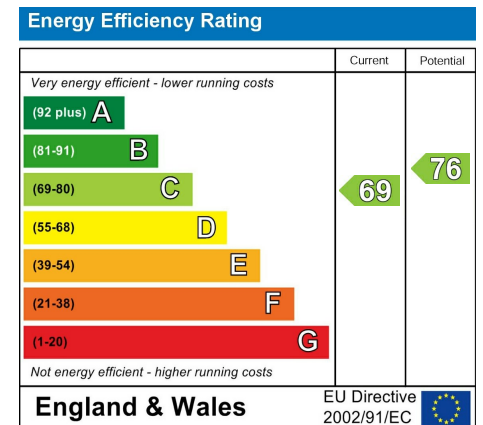
Band A

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**  
Estate and letting agents



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