



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



We are delighted to offer for sale this well presented ground floor retirement apartment located in the popular Penrith Court development in the heart of Broadwater.

In brief the property consists of a spacious double bedroom with fitted wardrobe space, an open plan lounge with private door leading out onto communal grounds, modern fitted kitchen with space for appliances and a modern shower room for ease of use, you also have access to communal lounge should you wish to take part and there is resident's parking available to the rear of the development.

- Ground Floor Retirement Apartment
- Modern Fitted Kitchen
- Private Door To Communal Grounds
- Warden Assisted Living
- Modern Shower Room
- Residents Parking Available
- Close To Local Amenities
- Walking Distance To Broadwater Parade



### Communal Entrance Hallway

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

### Entrance Hallway

3.20m x 1.75m (10'6 x 5'9)

Carpeted floor, wall mounted electric heater, textured ceiling with single light fitting, smoke detector, recently fitted wall mounted electric fuseboard, various power points, fitted storage cupboard with shelving, airing cupboard housing hot water heater and shelving, space for tumble dryer, separate lighting.

### Spacious Lounge

5.61m x 3.20m (18'5 x 10'6)

Carpeted floor, television point, various power points, two wall mounted light fittings, textured ceiling with coving, PVCU double glazed window, PVCU double glazed doors leading out on to communal grounds, opening into kitchen.

### Bedroom

4.37m x 2.64m (14'4 x 8'8)

Carpeted floor, wall mounted electric heater, various power points, PVCU double glazed window, emergency



pull cord, fitted wardrobe with various hanging rails and shelving, textured ceiling with single light fitting.

### Modern Fitted Kitchen

2.39m x 2.11m (7'10 x 6'11)

Tiled floor, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, integrated eye level Samsung electric oven, four ring electric hob with extractor fan above, inset stainless steel single drainer sink unit with mixer tap, space and provision for washing machine, space for fridge freezer, tiled splashbacks, various power points, textured ceiling with single light fitting.

### Modern Fitted Shower Room

2.21m x 1.55m (7'3 x 5'1)

Tiled floor, low flush WC, pedestal hand wash basin with vanity unit below, fitted shower cubicle having an integrated electric shower, fitted grab rails, part tiled walls, wall mounted mirror, ladder style heated towel rail, extractor fan, textured ceiling with single 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

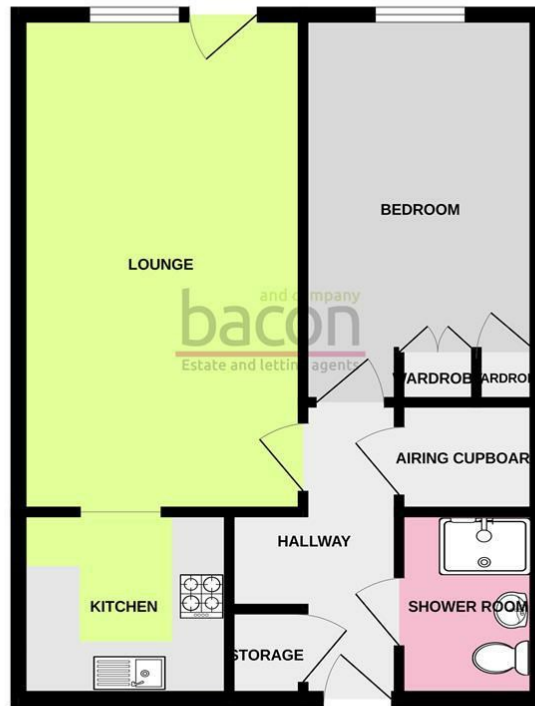
Maintenance: TBC

Ground Rent: TBC

### Council Tax

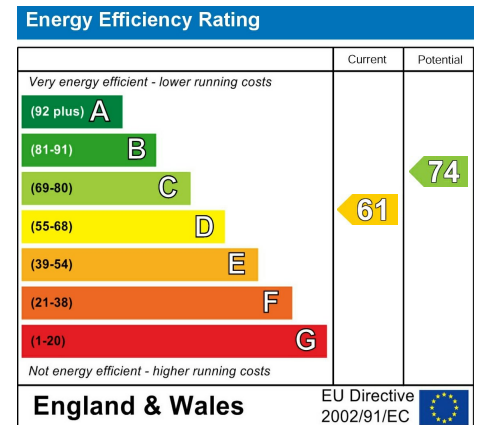
Band A

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.  
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and company  
**bacon**  
Estate and letting agents



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