



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

and company
bacon
Estate and letting agents



A first floor two bedroom retirement flat forming part of The Cloisters development in the popular catchment area of Broadwater, close to local shops and amenities. The accommodation comprises of communal hallways, reception hall, lounge/dining room, kitchen, two bedrooms, shower room, communal gardens, communal lounge and facilities.

- Retirement Flat Broadwater
- Two Bedrooms
- Security Entryphone
- Warden Pull Cords
- Communal Gardens
- Communal lounge and Facilities
- No Onward Chain





Communal Hallways

Communal entrance doors with security phone system. internal and external communal hallways with stairs to passenger lift to first floor. Private door to flat.

Reception Hall

Entryphone system and warden pull cord. Built in airing cupboard housing slatted shelving. Coved and textured ceiling.

Lounge

4.98m x 3.45m (16'4 x 11'4)

West aspect via double glazed windows overlooking the communal gardens. Wall mounted electric heater, Warden pull cord. Coved and textured ceiling. Opening to kitchen.

Kitchen

3.45m x 2.16m (11'4 x 7'1)

Excellent range of worktop surfaces with

cupboards and drawers under incorporating a sink unit, space used for washing machine, fridge freezer and cooker with extractor over, part tiled walls. range of matching wall cupboards.

Bedroom 1

3.94m x 2.82m (12'11 x 9'3)

Dual aspect via South and West facing double glazed windows overlooking the grounds communal grounds and patio. Fitted double wardrobes. Warden pull cord. Coved and textured ceiling. Electric wall mounted radiator.

Bedroom 2

2.84m x 2.16m (9'4 x 7'1)

South aspect via double glazed windows overlooking the communal patio areas. Warden pull cord. Textured and coved ceiling.

Shower Room/WC

2.18m x 2.01m (7'2 x 6'7)

Comprising of a fully tiled shower cubicle with shower unit. Pedestal wash hand basin. Concealed flush w.c. Part tiled walls. tall standing radiator, Strilight with shaver point. Warden pull cord. Coved and textured ceiling. Obscure glass double glazed window.

Communal Facilities

The block offers a communal lounge and kitchen area. There is also a guest suite available at a rate of £7.00 for a single bed and £9.50 for a double bed.

Communal Gardens

Attractive communal grounds, gardens and seating areas.

Lease Information

Lease: 63 Years Remaining

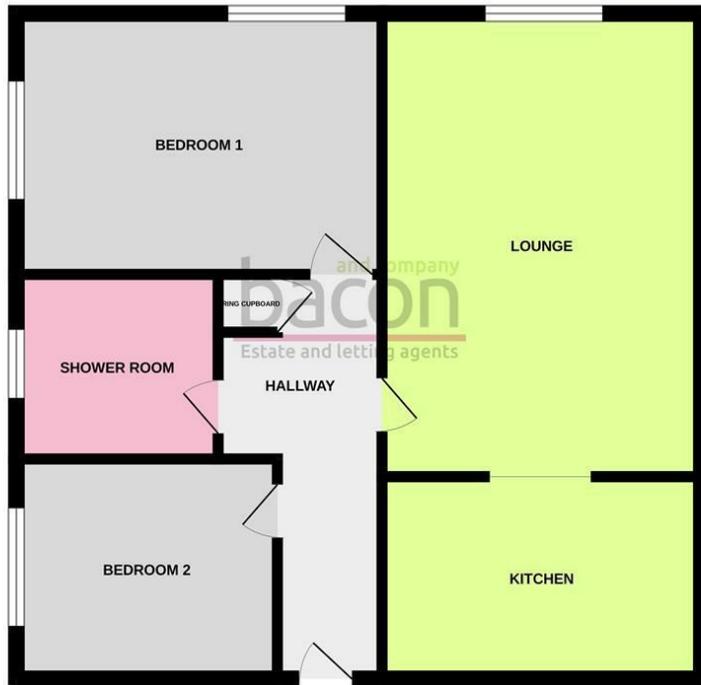
Maintainance: £2,376 PA

Council Tax

Band C



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		67	77
(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.

