



23 The Cloisters, Worthing, BN14 7BF
Guide Price £125,000

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A one bedroom first floor WARDEN ASSISTED retirement flat forming part of a sought after development within the popular catchment area of Broadwater, close to local shops and amenities. The accommodation consists of a communal hall, reception hall, open plan lounge and kitchen, double bedroom, shower room/w.c. communal lounge, communal garden and residents non allocated parking spaces.

- First Floor Retirement Flat
- Sought After Development
- Passenger Lift
- Attractive Communal Grounds
- Electric Heating
- Security Entryphone System
- Double Glazed Windows
- No Onward Chain





Communal Hallway

Accessed via glazed communal doors with a security entryphone system. Stairs or passenger lift to the first floor. Private door to flat.

Reception Hall

4.50m max x 2.82m max (14'9 max x 9'3 max)
Entryphone system Electric night storage heater. Built in storage cupboard. Built in airing cupboard. Coved and textured ceiling.

Lounge/Dining Room

4.83m x 3.05m (15'10 x 10'0)
East aspect double glazed windows. Electric night storage heater. Warden pull cord. Coved and textured ceiling.

Kitchen

2.67m x 1.68m (8'9 x 5'6)
Fitted suite comprising of a single drainer sink

unit having mixer taps and storage cupboard below. Areas of work surface offering additional cupboards and drawers below. Matching shelved wall units. Space for cooker, washing machine and upright fridge/freezer. Part tiled walls. Wall mounted electric heater. Coved and textured ceiling. East aspect double glazed window.

Double Bedroom

3.86m x 3.05m (12'8 x 10'0)
West aspect double glazed window. Built in double wardrobe. Fitted single and double wardrobe. Electric heater. Warden pull cord. Coved and textured ceiling.

Shower Room/W.C

2.06m x 1.73m (6'9 x 5'8)
Suite comprising of a step in shower cubicle

with electric shower unit, shower screen and tiled surround. Pedestal wash hand basin. Low level w.c. Part tiled walls. Extractor fan. Striplight with electric shaver point. Electric heated towel rail. Wood effect vinyl flooring. Warden pull cord. Coved and textured ceiling.

Communal Facilities

The development offers a communal lounge and kitchen area. There is also an on site guest suite available for short stay rental.

Communal Gardens

Attractive and well maintained gardens with patio and seating areas.

Lease & Maintenance

Lease: 63 Year unexpired
Ground Rent: N/A
Maintenance: £200.10 per month

Council Tax

Council Tax Band B



FIRST 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	69	75
(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.



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