



32 The Cloisters, Worthing, BN14 7BF  
Guide Price £135,000

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A two bedroom first floor retirement flat forming part of a sought after development within the catchment area of Broadwater. The accommodation consists of a communal entrance hall and landing, entrance hall, open plan lounge/dining room, kitchen, two bedrooms, bathroom/w.c, communal gardens, lounge and guest suite.

- Two Bedroom Retirement Flat
- Popular Development
- Broadwater Catchment Area
- Attractive Communal Gardens
- Double Glazed Windows
- Security Entryphone System
- Residents Parking
- No Onward Chain



### Property Intro

The Cloisters is an ideal retirement development located close to Broadwater's main shopping parade and amenities. The development is very well maintained and has attractive communal grounds with seating areas, and with only 42 flats in the development it also offers a welcoming community.

### Communal Hallway

Side and front entrances via glazed communal doors with security entryphone system. Stairs or passenger lift to first floor landing.

### Entrance Hall

Entryphone system. Electric heater. Built in storage cupboard. Built in airing cupboard. Coved and textured ceiling.

### Lounge/Dining Room

5.38m x 5.13m (17'8 x 16'10)

South aspect via a double glazed bay window. Warden pull cord. Electric heater. Space for dining table and chairs. Coved and textured ceiling. Sliding door to kitchen.

### Kitchen

2.44m x 1.88m (8'0 x 6'2)

Fitted suite comprising of a single drainer sink unit having mixer taps and with storage cupboard and space for washing machine below. Areas of roll top work surfaces offering

additional cupboards and drawers under. Matching shelved wall units. Four ring halogen hob with fitted oven and grill below and fitted extractor hood over. Space for upright fridge/freezer. Part tiled walls. Textured ceiling. Tile effect vinyl flooring. South aspect double glazed window.

### Bedroom One

4.06m x 2.57m (13'4 x 8'5)

North aspect double glazed windows. Fitted double and single wardrobe. Electric heater. Warden pull cord. Coved and textured ceiling.

### Bedroom Two

3.12m x 1.96m (10'3 x 6'5)

North aspect double glazed window. Electric heater. Warden pull cord. Coved and textured ceiling.

### Bathroom/W.C

2.06m x 1.88m (6'9 x 6'2)

Fitted suite comprising of a panelled bath with twin hand grips and having shower unit, curtain and rail over. Pedestal wash hand basin with mixer taps. Push button w.c. Fully tiled walls. Extractor fan. Warden pull cord.

### Communal Facilities

The block offers a communal lounge and kitchen area. There is also a guest suite available at a rate of £12.50 for single occupancy and £15.00 for double occupancy.

### Communal Grounds

Attractive and well kept communal grounds and gardens offering various lawn and seating areas.

### Residents Parking

Non allocated residents parking spaces to the West elevation of the development.

### Lease & Maintenance

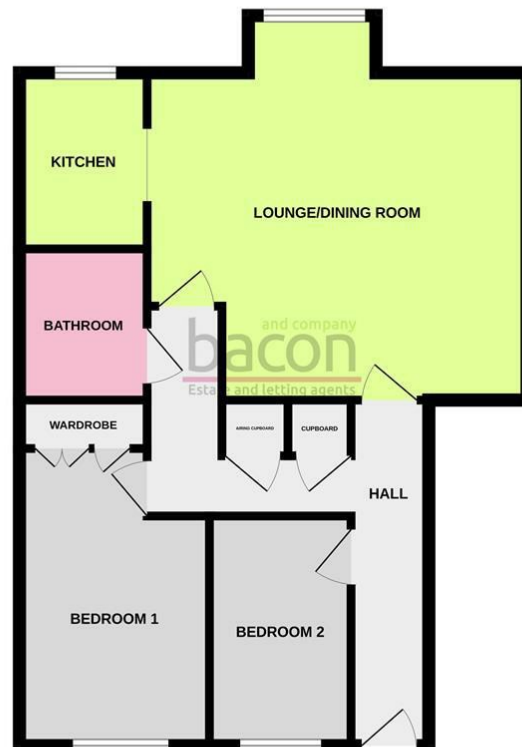
Lease: 99 years from 24 June 1988

Ground Rent Maintenance: £3,163.14 for the period 1-4-25 to 31-3-26

### Council Tax

Council Tax Band C

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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