



Flat 50 Penrith Court Broadwater Street East, Worthing, BN14
Guide Price £70,000



We are delighted to offer for sale this well presented second floor retirement apartment in this lift serviced development close to local amenities, the block also benefits from communal grounds & communal facilities including lounge & laundry room.

In brief the apartment comprises of an open plan living room with double glazed bay window having distant downland views, a fitted kitchen with space for appliances & also having an opening window (a rarity in this development), there is a spacious double bedroom with fitted wardrobe space & an accessible shower room / WC.

The property comes with the added benefit of no on-going chain.

- Second Floor Retirement Apartment (Lift Serviced)
- One Spacious Double Bedroom
- Bay Window With Distant Downland Views
- Fitted Kitchen With Opening Window
- No Onward Chain
- Popular Development Close To Local Amenities
- Non Allocated Residents Parking
- Fitted Shower Room / WC





Communal Entrance Hallway

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

Entrance Hall

Carpeted floor, fitted storage cupboard housing hot water cylinder with slatted shelving, secondary fitted storage cupboard.

Living/Dining Room

Carpeted floor, two PVCU double glazed windows, wall mounted storage heater, television point, various power points, textured ceiling, opening into Kitchen.

Kitchen

Vinyl flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, inset stainless steel single drainer



sink unit with mixer tap, space for washing machine, space for free-standing fridge freezer, integrated eye level oven, inset hob with extractor fan above, textured ceiling, PVCU double glazed window.

Bedroom

Carpeted floor, various power points, emergency pull cord, PVCU double glazed window, wall mounted storage heater, various power points, a range of fitted wardrobes with various hanging rails & shelving, textured ceiling.

Shower Room / WC

Vinyl floor, low flush WC, wall hung hand wash basin with hot & cold tap, wall mounted electric shower, wall mounted seat, grab rails, part tiled walls, emergency pull cord.

Externally



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 Length: 60 Years approximately

Maintenance: £363.62 per month

Ground Rent:

Council Tax

Band A



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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	74	79
(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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