



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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4, Penrith Court Broadwater Street East

, Worthing, BN14 9AN

Guide price £100,000

Leasehold Council Tax Band A



A beautifully presented one-bedroom ground floor retirement apartment situated within the highly sought-after Penrith Court development in Broadwater. This well-maintained home offers comfortable and convenient living for the over 60s, with the added benefit of direct access onto the attractive communal gardens.

The accommodation comprises a welcoming entrance hall with useful storage cupboards, a bright and spacious lounge with access to the gardens, a fitted kitchen with a range of modern white gloss units, a generous double bedroom with built-in wardrobes, and a contemporary shower room.

Residents of Penrith Court benefit from a range of excellent communal facilities including a residents' lounge and kitchen, laundry room, guest suite, attractive landscaped gardens, and non-allocated resident parking. Further features include double glazing, electric heating, a security entry phone system, passenger lift, warden pull-cord assistance system, and no onward chain.

Ideally located close to local shops, amenities, and transport links, this delightful retirement apartment is offered in excellent condition throughout and internal viewing is highly recommended.

Lease years remaining - 69  
Service charge - £4,713.96

[Communal entrance](#)





Entrance hall

Lounge  
18'2 x 10'3 (5.54m x 3.12m)

Kitchen  
8'0 x 6'11 (2.44m x 2.11m)

Bedroom  
14'4 x 8'11 (4.37m x 2.72m)



Shower room  
7'4 x 5'3 (2.24m x 1.60m)

Communal facilities (kitchen,  
laundry room, lounge)

Communal gardens

Communal parking



## Floor Plan



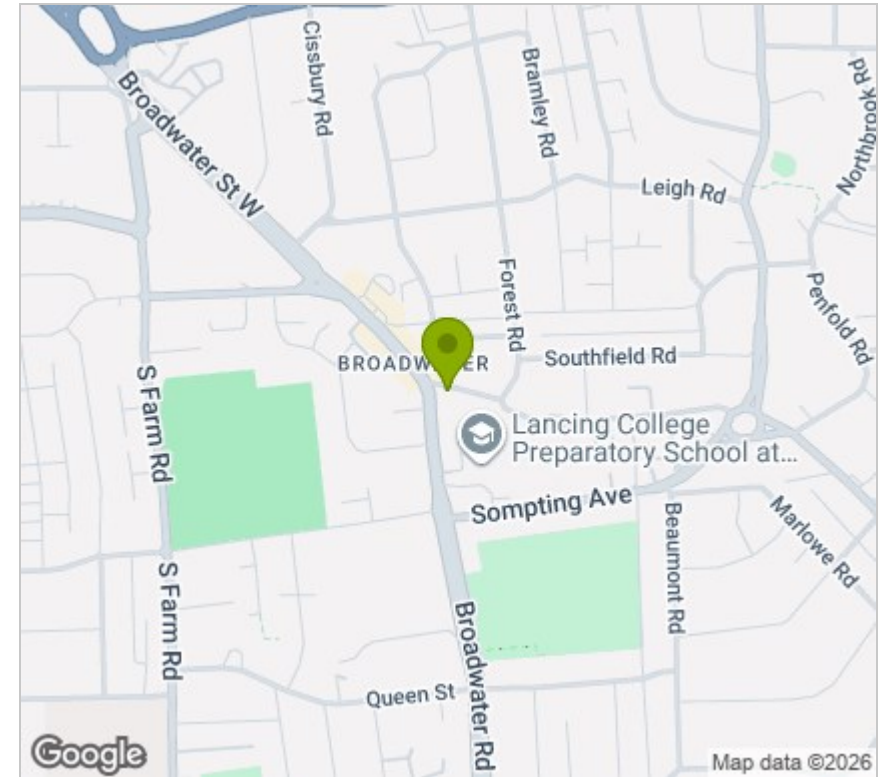
## Viewing

Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

