



Flat 4, 77 Mortimer House, Worthing, BN14 8PG  
Guide Price £100,000



Welcome to Mortimer House, a delightful ground floor flat located on Penfold Road in the charming area of Broadwater, Worthing, West Sussex. This property presents an excellent opportunity for first-time buyers seeking a modern and comfortable living space. The flat features one well-proportioned bedroom, providing a cosy retreat for relaxation. The modern bathroom is designed with contemporary fittings, ensuring both style and functionality. The open layout of the living area creates a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

As a shared ownership property, this flat offers an affordable entry point into the housing market, making it an ideal choice for those looking to take their first step onto the property ladder. Additionally, the allocated parking space adds convenience, allowing you to come and go with ease.

- Ground Floor Apartment
- 50% Shared Ownership
- Front Garden Space
- Open Plan Lounge / Dining Room
- Modern Fitted Bathroom
- Communal Gardens & Facilities
- Popular Broadwater Location
- Long Lease Term Remaining





### Communal Entrance Hallway

Security telephone entry system, communal hallways leading to private front door.

### Entrance Hallway

2.82m x 0.94m (9'3 x 3'1)

Private front door, carpeted flooring, security telephone entry system, fitted storage cupboard with various shelving units also having it's own lighting & smoke detector, skimmed ceiling with coving, smoke detector.

### Lounge / Diner

5.77m x 3.10m (18'11 x 10'2)

Carpeted flooring, various power points, television point, wall mounted night storage heater, two PVCU double glazed windows, PVCU double glazed door leading into front garden space, skimmed ceiling with coving, smoke detector, opening into Kitchen.

### Bedroom

3.99m x 2.69m (13'1 x 8'10)

Carpeted flooring, wall mounted night storage heater, various power points, television point, fitted double wardrobe with various hanging rails & shelving, PVCU double glazed window, skimmed ceiling & coving.

### Fitted Kitchen

2.41m x 1.83m (7'11 x 6)

Vinyl flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, space for free-standing fridge freezer, space & provision for wash machine, space for oven with extractor fan above, tiled splashbacks, various power points, inset stainless steel single drainer sink unit with mixer tap, PVCU double glazed window, wall mounted electric heater, skimmed ceiling with coving, smoke detector.

### Modern Fitted Bathroom

2.06m x 1.65m (6'9 x 5'5)

Vinyl flooring, low flush WC, panel enclosed bath with

power shower over, pedestal hand wash basin with hot & cold tap, wall mounted vanity unit, shaving point, extractor fan, skimmed ceiling with coving.

### Externally

#### Front Garden

Mainly laid to shingle, space for two seater table & chairs, dwarf wall & railing enclosed.

#### Communal Grounds

Mainly laid to shingle with various drying areas, also having various mature shrub, tree & plant borders, communal bin storage.

#### Allocated Parking

One allocated parking space comes with the apartment - visitors parking available on a first come first serve basis.

#### Council Tax

Band A

#### Lease Information

50 Shared Ownership Of Property - 100% Ownership

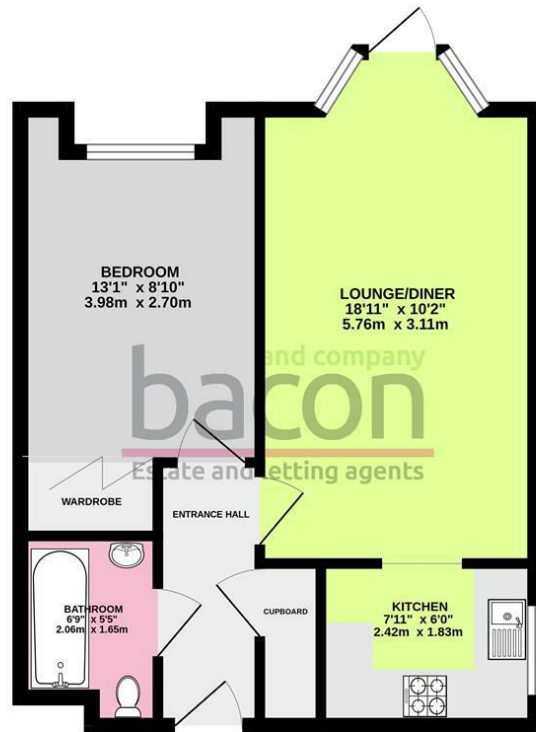
Value £200,000 From RICS Surveyor

Lease Term - 107 Years Remaining

Rent - £388.79 per month includes Maintenance Fee's



GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 433 sq.ft. (40.2 sq.m.) approx.  
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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<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



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