



28 Penrith Court, Broadwater Street East, Worthing, BN14 9AN

Price £80,000

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A one double bedroom first floor retirement flat located within both a popular development and area of Broadwater. Accommodation briefly comprises; communal entrance, entrance hall, lounge, kitchen, double bedroom and a shower room/w.c. Externally the home offers communal gardens and residents parking. Benefits include double glazed windows, electric heating and is being offered for sale chain free.

- First Floor Retirement Apartment (Lift Served)
- One Spacious Double Bedroom
- No Onward Chain
- Non Allocated Residents Parking
- Modern Kitchen
- Shower Room/Wc
- Communal Grounds
- Broadwater



### Communal Entrance

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

### First Floor

Front door into:

#### Entrance Hall

Panel heater. Shelved storage cupboard. Further walk in cupboard with Ariston instantaneous hot water system.

#### Lounge

5.45m x 3.19 (17'10" x 10'5")  
Night storage heater. Double glazed bay window. Tv and radio points. Security pull cord system. Arch through to:

### Double Bedroom

4.39m x 2.70m  
Double glazed window. Night storage heater. Emergency pull cord. Fitted wardrobes.

### Shower room/wc

1.60m x 2.22 (5'2" x 7'3")  
Part tiled walls. Step in shower cubicle with Mira electric shower. Wash hand basin with vanity cupboard beneath. Close coupled WC. Extractor fan. Emergency pull cord. Panel heater.

### 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.

### Required Information

Length of lease: 149 years  
Annual service charge: TBC  
Annual ground rent: TBC

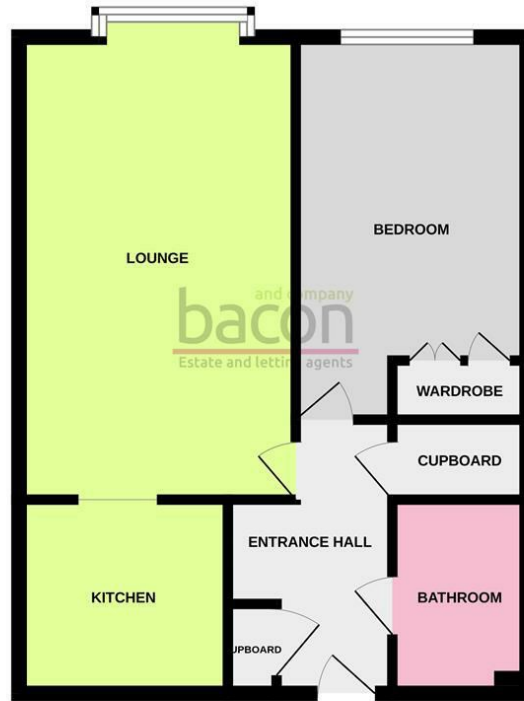
Council tax band: A

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



While 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-assignment. The 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>		73	83
(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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