



77 Penfold Road, Worthing, BN14 8PG  
Guide Price £95,000

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We are delighted to offer for sale this one presented one double bedroom first floor shared ownership apartment, a perfect opportunity to get your foot on the property ladder!

in brief the property comprises of a deceptively spacious lounge area which is lovely & bright, there is an opening into the kitchen which has space for utilities, a large double bedroom with fitted wardrobe space & the accommodation is completed by a fitted family bathroom.

Externally there are communal gardens to the rear & the property benefits from an allocated parking space with visitors bay's available on a first come first serve basis.

- 50% Shared Ownership
- First Floor Apartment
- One Double Bedroom
- Spacious Reception Room
- Long Lease Term Remaining
- One Allocated Parking Space & Visitors Spaces Available
- Communal Grounds
- Popular Broadwater Location



### Communal Entrance Hallway

Stairs leading to first floor.

### Entrance Hallway

2.84m x 0.94m (9'4 x 3'1)

Private front door, laminate flooring, wall mounted telephone security entry system, skimmed ceiling with coving, smoke detector, fitted storage cupboard housing wall mounted electric meter & fuseboard having its own separate lighting also benefitting from a hanging rail & shelving.

### Bedroom

4.32m x 2.72m (14'2 x 8'11)

Laminate flooring, wall mounted electric heater, various power points, PVCU double glazed window, fitted wardrobe with various hanging rails & shelving, skimmed ceiling with coving, smoke detector, loft hatch access.

### Lounge

5.18m x 4.93m (17 x 16'2)

Laminate flooring, wall mounted electric heater, various power points, television point, PVCU double



glazed window, skimmed ceiling with coving, smoke detector, opening into kitchen.

### Kitchen

2.21m x 2.01m (7'3 x 6'7)

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

### Bathroom

2.06m x 1.68m (6'9 x 5'6)

Vinyl flooring, low flush WC, panel enclosed bath with wall mounted Triton electric shower over, pedestal hand wash basin with mixer tap, fully tiled walls, extractor fan, wall mounted vanity unit with mirrored front, skimmed ceiling with coving, wall mounted electric heater.



### Communal Gardens

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

### Parking

One allocated parking space - visitors parking available on a first come first serve basis.

### Lease Information

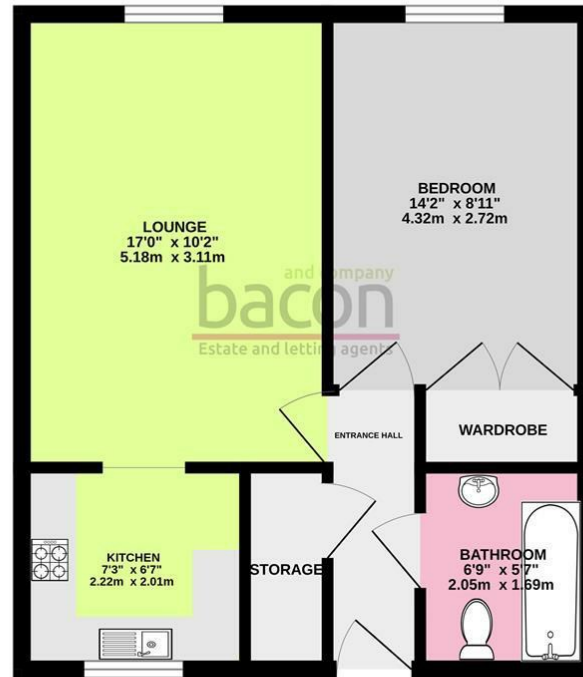
50% Shared Ownership Of Property - 100% Value  
£190,000 (RICS Surveyors Opinion)  
Lease Term: 107 Years Remaining  
Service Charge: £2,256 PA  
Ground Rent: £0

### Council Tax

Band A



GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 411 sq.ft. (38.2 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 is given 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>                            | 80                                                                                                            | 83        |
| (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



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