



Penrith Court | Broadwater Street East | Worthing | BN14 9AN

Guide Price £87,000



We are delighted to offer for sale this well presented and spacious, second floor retirement apartment, situated in the highly desirable Penrith Court, close to local shops, amenities, medical centre and bus routes. The property boasts one double bedroom, large living/dining room with views of the beautifully maintained rear gardens, fitted kitchen and bathroom. Penrith Court benefits from communal residents facilities, guest suites, communal gardens and residents parking. The apartment is being sold with low outgoings and no ongoing chain.



Key Features

- Retirement Apartment
- One Double Bedroom
- Spacious Living/Dining Room
- Fitted Kitchen & Bathroom
- Communal Lounge & Guest Suite
- Residents Parking
- Laundry Room And Lift To All Floors
- Beautifully Maintained Communal Gardens
- Warden Assisted And On Call Alarm
- No Ongoing Chain



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

Secure, key fob entry welcomes you into the communal hallway with stairs and lift that rise to all floors. Positioned on the second floor, the private front door opens to a welcoming and spacious entrance hallway, which provides a convenient place to hang coats and kick off shoes. There are also two useful storage cupboards, with an airing cupboard housing the hot water system. Positioned to the rear of the development and measuring a spacious 17'7" x 10'4" is the living/dining room, which benefits from views of the beautifully maintained communal gardens and the South Downs. This light and airy room provides plenty of space for various living furniture. An opening leads to the fitted kitchen which measures 7'0" x 7'10" and has been finished to a contemporary standard with roll top work surfaces and grey gloss doors and wall units. The room has been installed with an eye-level oven/grill, electric hob and extractor, with space and provisions for white goods. The double bedroom measures a substantial 11'10" x 8'10" and benefits from a fitted wardrobe and again, boasts pleasant views of the well tended rear gardens. The fitted bathroom comprises of a bath, hand wash basin, toilet and heated towel rail. The apartment is immaculately presented throughout and viewing is highly recommended.

LOCATION

In the popular area of Broadwater where local shops and amenities can be found nearby. There is a selection of local shops on Broadwater Street East and Broadwater Village Centre can be found approximately 0.2 miles away. Worthing Town Centre has a comprehensive range of shopping amenities, restaurants, cinemas, theatres and leisure facilities and is approximately 1.2 miles away. The nearest railway station is East Worthing which is approximately 0.8 mile away and Worthing Central railway station is approximately 1.1 miles. Bus services run nearby offering access to near by districts.

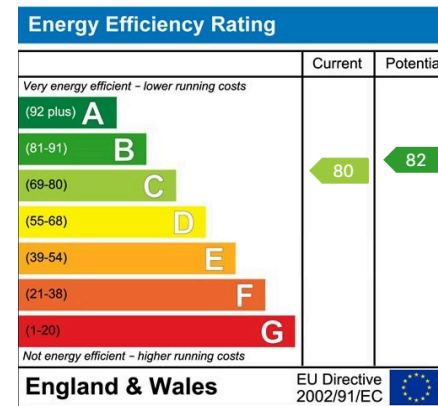
Communal Areas Security entry system, stairs or lift to all floors. On the ground floor there is a communal lounge with tea and coffee facilities, the ground floor is also where you find the laundry room and communal wc. Communal gardens surround the development with secluded seating areas and rotary lines for drying clothes. Ample parking for residents and visitors available on a first come first serve basis.

Tenure: Leasehold 62 Years Remaining

Maintenance: £363.62 Per Month Including Ground Rent and non resident warden and on call service.

Council Tax Band A





Approximate total area¹⁾
480.36 ft²
44.63 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Bathroom
7'4" x 4'11"
2.24 x 1.52 m

Bedroom
11'10" x 8'10"
3.62 x 2.69 m

Landing / Hallway
10'6" x 3'2"
3.21 x 0.99 m

Living/Dining Room
17'7" x 10'4"
5.38 x 3.16 m

Kitchen
7'0" x 7'10"
2.15 x 2.39 m

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

Property Details:

Floor area *as quoted by EPC: 570 SqFt

Tenure: Leasehold

Council tax band: A