



4 The Cloisters Carnegie Road, Worthing, BN14 7BF
Guide Price £110,000



A one bedroom newly decorated ground floor retirement flat in the popular Cloisters development overlooking communal grounds and being close to Broadwater thoroughfare. The apartment has access to a communal lounge if required and accommodation includes as follows: entrance hall, lounge/diner, kitchen, one double bedroom and a bathroom/shower room/WC. Externally there are communal gardens and residents parking.

- Ground Floor
- One Double Bedroom
- Popular Development
- Retirement Flat
- Attractive Communal Gardens
- Warden Assisted
- Communal Facilities
- Close to local bus routes





The Cloisters

The Cloisters is an ideal retirement development located close to Broadwater's main shopping parade and amenities. The development is very well maintained and has attractive communal grounds with seating areas, and with only 42 flats in the development it also offers a welcoming community.

Communal Entrance

Side and front entrances via glazed communal doors with security entryphone system. Walkway with private door to:

Entrance Hall

Night storage heating. Wood effect laminate flooring. Two recessed storage cupboards.

Lounge/Diner

4.80m x 3.10m (15'9 x 10'2)

Night storage heating. Double glazed window overlooking communal garden. Wood effect laminate flooring. Door to:

Kitchen

2.62m x 1.68m (8'7 x 5'6)

Roll edge worksurface having inset single draining stainless steel sink with mixed tap and draining board. Freestanding cooker. Space and plumbing for washing machine. Space for fridge freezer. Matching range of cupboards, drawers, and eyelevel wall units. Double glazed window overlooking communal garden.

Bedroom

3.81m x 3.10m (12'6 x 10'2)

Double glazed window. Electric radiator. Fitted triple wardrobe with shelving and hanging rail. Further recessed wardrobe with shelving and hanging rail.

Bathroom/wc

White suite comprising mobility bath tub with accessible door, mixer tap and electric 'Mira' sports shower. Pedestal wash hand basin. Concealed cistern WC. Electric ladder style towel radiator. Mirrored medicine cabinet. Extractor fan.

Communal Facilities

The block offers a communal lounge and kitchen area.

There is also a guest suite available at a rate of £12.50 for single occupancy and £15.00 for double occupancy.

Communal Gardens

Attractive and well kept communal grounds and gardens offering various lawn and seating areas.

Residents Parking

Non allocated residents parking spaces to the West elevation of the development.

Lease Information and Council Tax Band

Length of lease: 63 years remaining

Annual service charge: £2,589.70

Service charge review period:

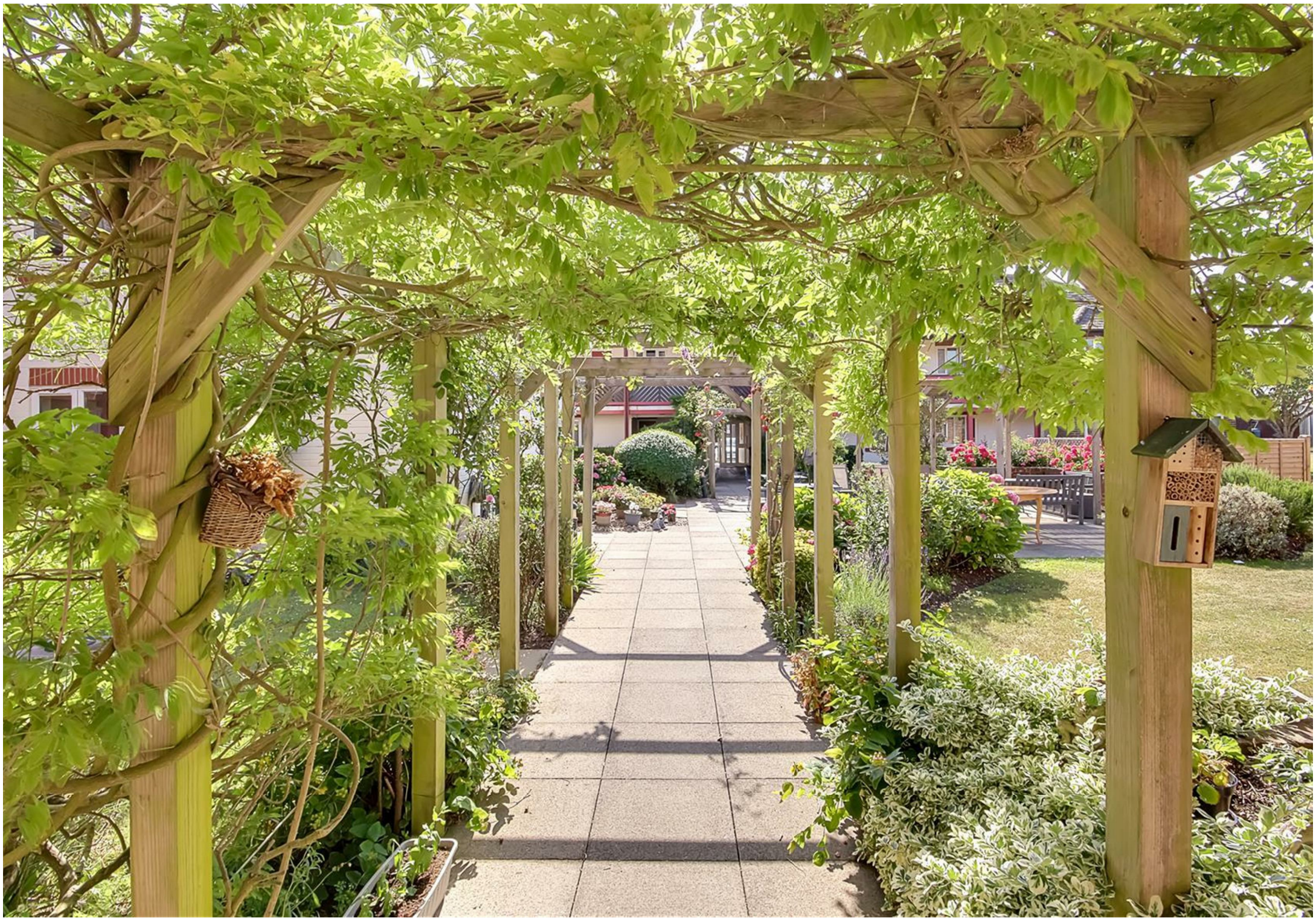
Annual ground rent: Peppercorn

Ground rent review period:

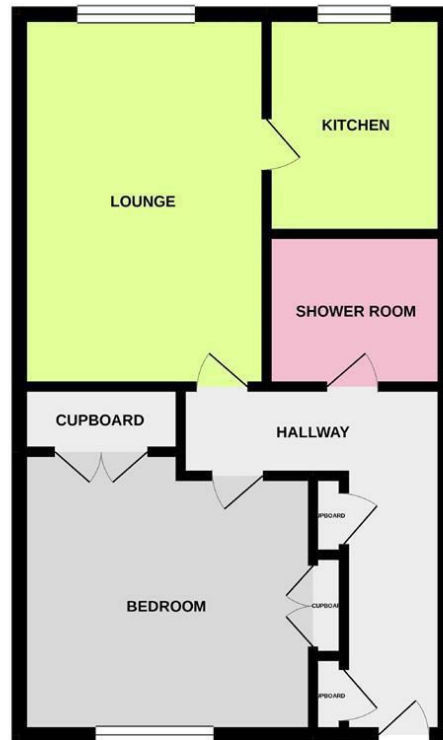
Council tax band: Band B

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
448 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA - 448 sq ft (41.7 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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