



1 The Cloisters Carnegie Road, Worthing, BN14 7BF
Guide Price £160,000

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A two bedroom 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: Private entrance, entrance hall, lounge/diner, kitchen with fitted appliances, two good size bedrooms and a shower room/WC. Externally there are communal gardens and the property is offered with vacant possession. The lease has been recently extended to over 150 years. CHAIN FREE.

- CHAIN FREE
- Ground Floor
- Two Bedroom
- 24 Hour Emergency Assistance
- Living/Dining Room
- Kitchen
- Recently Installed Shower Room
- Communal Facilities
- Residents Parking





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/Hallways

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

Entrance Hall

Electric radiator. Built in shelved linen cupboard. Telephone entry system. Doors to all rooms.

Lounge

4.98m x 3.28m (16'4 x 10'9)

West facing. Double glazed window overlooking well maintained communal gardens. Electric fire place with mantle surround. Electric radiator. Emergency pull cord. Opening to:

Kitchen

3.28m x 2.16m (10'9 x 7'1)

Work surface having inset stainless steel single drainer sink with swan neck mixer tap and draining board. 4 ring electric

hob with concealed extractor. Fitted oven. Integrated washing and dishwasher. Freestanding fridge/freezer. Tiled splashback. Matching range of units comprising of cupboards, drawers and wall units.

Bedroom One

3.89m x 2.77m (12'9 x 9'1)

South/West dual aspect. Two double glazed windows overlooking communal gardens. Electric radiator. Two built in storage cupboards. Emergency pull cord.

Bedroom Two

2.90m x 2.18m (9'6 x 7'2)

South aspect. Double glazed windows overlooking communal gardens. Electric radiator. Half depth built in storage cupboards. Emergency pull cord.

Shower Room/wc

Walk in shower tray with glazed screen, wall mounted seat, grab rail and 'Akw' electric overhead shower. Wall mounted wash hand basin. Concealed cistern wc. Mirrored medicine cabinet. Electric towel radiator. Double glazed window. Shaving socket.

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 Length and Council Tax Band

Length of lease: 152 years remaining

Annual service charge: £3,004.51 per annum. £250.38 paid monthly.,

Service charge review period:

Annual ground rent: Nil

Ground rent review period:

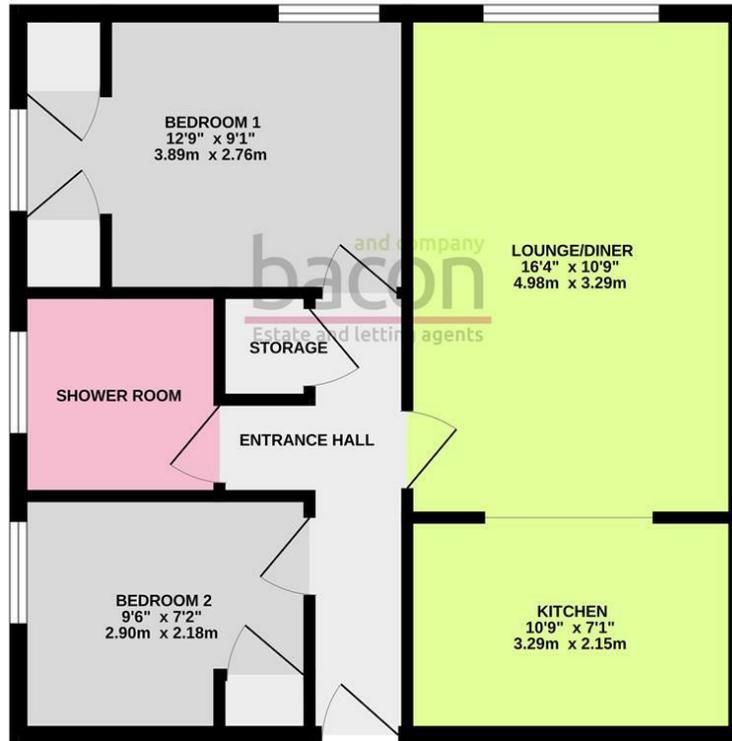
Council tax band: Band C

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
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 581sq.ft. (54.0 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) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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