



27 The Cloisters, Worthing, BN14 7BF  
Guide Price £125,000

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A first floor one bedroom retirement flat forming part of The Cloisters development in the popular catchment area of Broadwater, close to local shops and amenities. The accommodation comprises of communal hallways, reception hall, lounge/dining room, kitchen, double bedroom with fitted wardrobes, shower room/WC, communal gardens, communal lounge and facilities. The Cloisters has the benefit of a live on site manager.

- Popular Broadwater location
- The Cloisters/ Retirement Flat
- Lounge and fitted Kitchen
- Double Bedroom
- Shower Room/WC
- Communal Lounge and Kitchen
- Communal Gardens
- Vendor suited





### Communal Entrance

### Private Entrance

Two recessed storage cupboards housing an electric water heater, coved ceiling, electric modern radiator. Security entry phone.

### Lounge

4.88 x 3.09 (16'0" x 10'1")

Double glazed bay window, modern electric radiator, coved ceiling, opening to:

### Kitchen

2.7 x 1.6 (8'10" x 5'2")

Excellent range of worktop surfaces with cupboards and drawers under incorporating a single drainer sink unit and four ring hob with extractor over, built in oven, space used for washing machine and fridge, range of matching

wall cupboards and part tiled walls, coved ceiling, double glazed window.

### Bedroom

3.87 x 3.7 (12'8" x 12'1")

Double glazed window to front, range of fitted wardrobes to one wall and additional double recessed wardrobe, coved ceiling. Two USB points.

### Shower Room/WC

Fully tiled room housing a step in double shower, wall mounted wash hand basin with cupboards under, low level flush WC. Illuminated mirror.

### Communal Gardens

Attractive communal grounds, gardens and seating areas.

### Communal Facilities/ Guest suite

The block offers a communal lounge and kitchen area.

Guest suite - This is twin bedded with shower and WC. Single occupancy is £12.50 per night. Double occupancy is £15 per night.

### Lease Information

63 years remaining

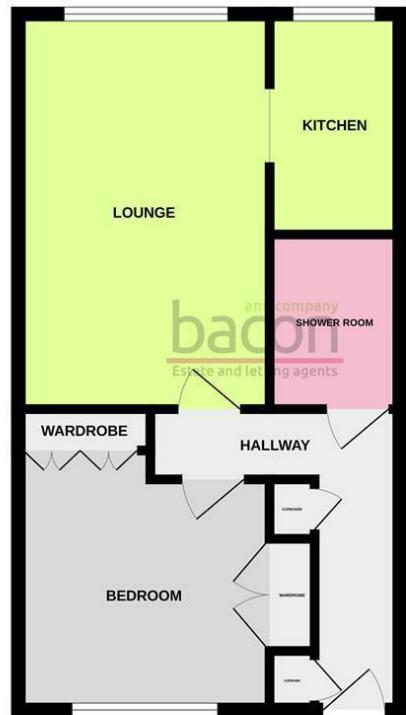
£200.10 maintenance per calendar month.

### Council Tax

Band B



## GROUND FLOOR



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 misdescription. Prospective buyers should satisfy themselves as to the suitability of the property for their 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		
(82 plus) A		
(81-91) B		
(69-80) C		
(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 confirm their condition or working order.



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