



16 Highfield Court, Worthing, BN14 8PE  
Guide Price £87,000





We are delighted to offer for sale this well presented first floor retirement apartment in this lift serviced development positioned in the heart of Broadwater with it's range of amenities.

In brief the property consists of a spacious double bedroom, a fitted kitchen and shower room & a deceptively spacious lounge as well as having to access to the communal gardens and lounge areas.

The property benefits from no-onward chain.

- Retirement Apartment
- One Double Bedroom
- Popular Development
- Broadwater Catchment
- Double Glazed Windows
- Security Entryphone System
- Viewing Recommended
- No Onward Chain





### Communal Hallway

Accessed via glazed communal doors with security entryphone system. Access to communal facilities. Stairs or passenger lift to first floor. Private door to flat.

### Entrance Hall

2.84m x 2.46m max (9'4 x 8'1 max)

Entryphone system. Warden pull cord. Levelled and coved ceiling. Built in storage cupboard.

### Lounge/Dining Room

5.03m x 3.99m (16'6 x 13'1)

West aspect via double glazed windows overlooking communal gardens. Electric fire set on a raised hearth with matching surround and mantle over. Electric heater. Warden pull cord. Levelled and coved ceiling.

### Kitchen

3.45m x 1.75m (11'4 x 5'9)

Fitted suite comprising of a single drainer sink unit with mixer taps and having storage cupboard and space for dishwasher below. Areas of work surface offering additional cupboards and drawers under. Matching shelved wall units. Four ring hob with extractor hood over. Fitted oven and grill. Integrated fridge. Part tiled

walls. Tile effect vinyl flooring. Wall mounted electric heater. Warden pull cord. Levelled and coved ceiling. Built in storage cupboard (5'9 x 4'0) housing shelving and the flats water tank. South/West aspect double glazed window.

### Double Bedroom

3.76m x 3.45m (12'4 x 11'4)

South/West aspect double glazed window overlooking communal garden. Fitted mirror fronted wardrobes. Electric heater. Warden pull cord. Levelled and coved ceiling.

### Shower Room/W.C

2.13m x 1.75m (7'0 x 5'9)

Fitted suite comprising of a step in double shower cubicle with shower unit and tiled surround. Wash hand basin with storage cupboard below. Push button w.c. Heated towel rail. Extractor fan. Tiled walls. Warden pull cord. Wall mounted electric heater. Levelled and coved ceiling.

### Communal Facilities

Highfield Court offers a communal lounge with kitchen area, a laundry room and a guest suite.

### Communal Grounds

Landscaped and well kept communal gardens surround the development with seating areas.

### Residents Parking

Non allocated residents parking spaces with the development grounds. There is also charging points for electric buggies.

### Lease & Maintenance

Lease: 108 approx remaining

Maintenance: £3,500 approx per year

Ground Rent: £212.50 per half year

### Council Tax

Council Tax Band B



# FIRST 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 misstatement. 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) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>88</b>
(69-80) <b>C</b>		
(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 confirm their condition or working order.



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