



17 Penrith Court, Broadwater Street East, Worthing, BN14 9AN  
Guide Price £100,000

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A well presented one bedroom ground floor apartment located in the highly sought after Penrith Court development in Broadwater. The accommodation consists of an communal entrance, entrance hall, lounge, kitchen, shower room and a double bedroom. Externally the property benefits from having communal parking, residents lounge/kitchen, laundry room and communal gardens.

- Retirement Flat
- Ground Floor
- Communal Facilities
- Communal Garden
- Residents Parking









### Property Features

This one double bedroom ground floor retirement flat forms part of the Broadwater catchment area, close to local shops, bus services and amenities. Benefits include the home having double glazed windows, electric heating, security entryphone system, fitted kitchen and bathroom and with internal viewing recommended.

### Communal Hallway

Accessed via glazed communal doors with security entryphone system. Private door to flat.

### Entrance Hall

Accessed via a private wooden front door. Electric storage heater. Two built in storage cupboards. Textured ceiling.

### Lounge

5.44 x 3.20 (17'10" x 10'6")

South aspect via double glazed windows and door with security shutter. Electric storage heater. Entryphone system. Four wall light points. warden pull cord. Coved and textured ceiling.

### Kitchen

2.41 x 2.11 (7'11" x 6'11")

Fitted suite comprising of a one and a half bowl single

drainer sink unit with mixer taps and storage cupboards below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Fitted oven and grill. Four ring electric hob with extractor hood over. Space for upright fridge/freezer and further appliances such as a washing machine. Part tiled walls. Wall mounted electric heater. Tile effect flooring. Textured ceiling.

### Bedroom

4.42 x 2.67 (14'6" x 8'9")

South aspect via double glazed windows with security shutter. Electric heater. Fitted double and space for single wardrobe. Textured ceiling. Warden pull cord.

### Bathroom

2.24 x 1.57 (7'4" x 5'2")

Fitted suite comprising of a panelled bath having mixer tap, twin hand grips and shower head over. Pedestal wash hand basin. Low level w.c. Electric heater. Part tiled walls. Extractor fan. Fitted shelving. Warden pull cord. Textured ceiling.

### COMMUNAL FACILITIES

### Communal Gardens

The block has attractive communal grounds and gardens to the front and rear with refuse and drying areas.

### Communal Areas

The development offers a communal lounge, kitchen, laundry room, drying area and guest suite.

### Residents Parking

Non allocated residents parking spaces to the rear of the development.

### Lease & Maintenance

Leasehold - Approx 63 years remaining.

Maintenance - £317.96 per calendar month and includes ground rent

Council Tax: Band A

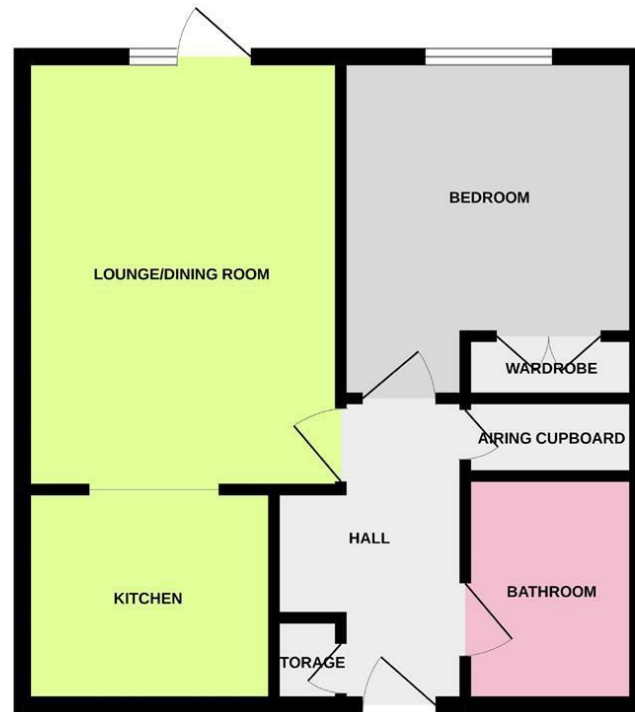
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.





# GROUND FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	83
(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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