



The Cloisters Carnegie Road, Worthing, BN14 7BF
Guide Price £100,000



A one 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, one double bedroom and a wet room/WC. Externally there are communal gardens and the property is offered with vacant possession. CHAIN FREE.

- CHAIN FREE
- Ground Floor
- One Bedroom
- Modern Kitchen
- Wet Room / WC
- Residents Parking and Facilities
- Popular Retirement Complex
- Close To Local Amenities





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 Hallway

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

Entrance Hall

4.50m x 1.04m (14'9 x 3'5)

Built in storage cupboard. Further built in airing cupboard. Electric radiator.

Wet Room/wc

2.01m x 1.68m (6'7 x 5'6)

Walk in shower with electric shower unit. Vanity unit with hand wash basin and mixer tap. Dual flush toilet.

Electric heated towel rail. Extractor fan. Shaver point and warden pull cord.

Bedroom

3.81m x 3.25m (12'6 x 10'8)

Double glazed window overlooking communal gardens. Built in storage cupboard and fitted wardrobes. Electric radiator. Emergency pull cord.

Living/Dining Room

4.80m x 3.07m (15'9 x 10'1)

Double glazed window overlooking rear garden. Electric radiator. Emergency pull cord.

Kitchen

1.65m x 2.62m (5'5 x 8'7)

Work surface having inset stainless steel sink with mixer tap. Space and plumbing for washing machine. Space for fridge/freezer. NEFF two zone induction hob. Matching range of cupboards, drawers and eye level wall units. Double glazed window overlooking rear garden.

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

Lease: 62 Years Remaining

Maintenance: £2,484 Per Annum

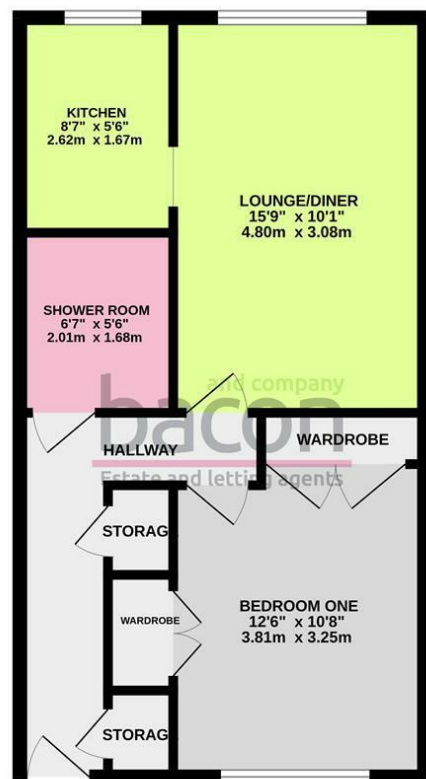
Ground Rent: £0 Per Annum

Council Tax

Band A



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 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	72	79
(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



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT
01903 524000

broadwater@baconandco.co.uk

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