Penrith Court Broadwater Street East, Worthing, BN14 9AN

Guide Price £85,000

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A one bedroom ground floor retirement flat situated in the popular catchment area of Broadwater, close to local shops, amenities and bus services. The accommodation consists of a communal hallway, reception hall, lounge/dining room, kitchen, double bedroom, shower room/w.c, residents parking, communal facilities and gardens.

- Ground Floor Retirement Flat
- One Double Bedroom
- Direct Access to Communal Garden
- Double Glazed Windows
- Electric Heating
- Re-Fitted Kitchen
- Security Entryphone System
- No Onward Chain

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

Reception Hall
Built in storage cupboard. Built in airing cupboard housing. Wall mounted electric heater. Textured ceiling with ceiling light point.

Lounge / Dining Room
5.44m x 3.15m (17'10 x 10'4)
North aspect via a double glazed window and double glazed door giving direct access to the communal garden. Night storage heater. Four wall light points. Security entry phone and emergency pull cord. Coved and textured ceiling. Opening to the kitchen.

Kitchen
2.39m x 2.08m (7'10 x 6'10)
Refitted suite comprising of a single drainer sink unit having mixer tap and storage cupboard under. Areas of roll top work surfaces offering additional cupboards and drawers below. Matching wall units. Fitted oven and grill. Four ring hob with extractor hood over. Space for washing machine and tall fridge/freezer. Part tiled walls. Textured ceiling.

Double Bedroom
4.34m x 2.72m (14'3 x 8'11)
North aspect via double glazed window. Built in wardrobe. Night storage heater. Textured ceiling.

Shower Room/W.C
Fitted suite comprising of double shower tray with glass screen, wall mounted electric shower and handgrip. Pedestal hand wash basin with mixer tap. Low level w.c. Heated towel rail. Tiled floor. Tiled walls. Emergency pull cord. Textured ceiling.

Communal Facilities
The development offers a communal lounge, kitchen, laundry room and guest suite.

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

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

Lease & Maintenance
Lease: 62 years unexpired
Ground Rent: £388.00 per month
Maintenance: Included within maintenance

Council Tax
Council Tax Band A

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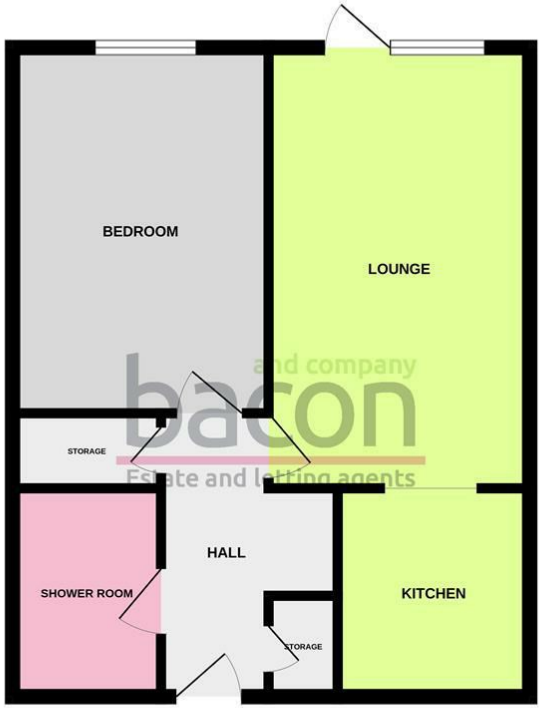
GROUND FLOOR



6 PENRITH COURT

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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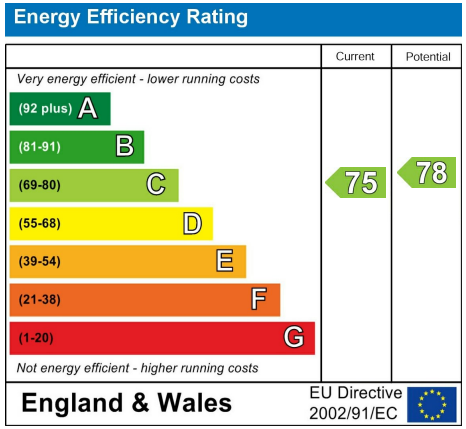

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to

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