



46 Penrith Court, Broadwater Street East, Worthing, BN14 9AN
Guide Price £85,000

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Nestled in the charming area of Broadwater Street East, Worthing, this delightful retirement flat offers a perfect blend of comfort and convenience. The property features a well-appointed reception room, ideal for relaxation or entertaining guests. The flat also includes a thoughtfully designed shower room, catering to all your daily needs. This residence is particularly suited for those seeking a tranquil lifestyle, with the added benefit of being in a vibrant community.

Worthing itself is known for its beautiful seafront, local amenities, and a variety of shops and restaurants, all within easy reach. This property presents an excellent opportunity for individuals looking to downsize or enjoy a more leisurely pace of life in a welcoming environment.

With its prime location and comfortable living spaces, this retirement flat is a wonderful choice for those wishing to embrace a new chapter in their lives.

- Second Floor Retirement Apartment
- Lift Serviced Block
- Parking Available To Rear Of Development
- Central Broadwater Location
- Close To Local Shops & Broadwater Parade
- Distant Downland Views
- Chain Free
- Use Of Communal Facilities Available





Communal Entrance Hallway

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

Private Hallway

3.05m x 1.52m at maximum measurement (10'6 x 5'10 at maximum measurement)

Carpeted floor, night storage heater, fitted storage cupboard with hanging rail, second fitted storage cupboard housing hot water cylinder, wall mounted electric fuseboard, smoke detector, textured ceiling, loft hatch access.

Lounge / Diner

5.79m x 3.05m (19'8 x 10'6)

Carpeted floor, night storage heater, electric fireplace, television point, various power points, textured ceiling with coving, PVCU double glazed bay window with distant downland views.



Bedroom

4.27m x 2.44m (14'4 x 8'10)

Carpeted floor, night storage heater, various power points, emergency pull cord, fitted triple wardrobe with various hanging rails & shelving, textured ceiling, PVCU double glazed window.

Kitchen

2.13m x 1.83m (7'10 x 6'11)

Vinyl wood effect flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, inset stainless steel single drainer sink unit with hot & cold tap, integrated eye level oven & grill, inset four ring hob with extractor fan above, tiled splashbacks, space for fridge freezer, space & provision for washing machine, textured ceiling, various power points.

Shower Room

2.13m x 1.52m (7'4 x 5'2)

Vinyl floor, fitted double width shower cubicle having an integrated electric shower & fitted seat, pedestal



hand wash basin with hot & cold tap, low flush WC, wall mounted electric heater, extractor fan, textured ceiling.

Communal Gardens

Communal grounds and gardens to the front and rear of the development both offering seating areas and with a drying area to the rear. Well cared for garden with seating area.

Communal Facilities

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

Residents Parking

Non allocated residents car parking can be found to the rear of the development.

Lease Information

Lease Length: 62 Years

Maintenance: £363.62 per month

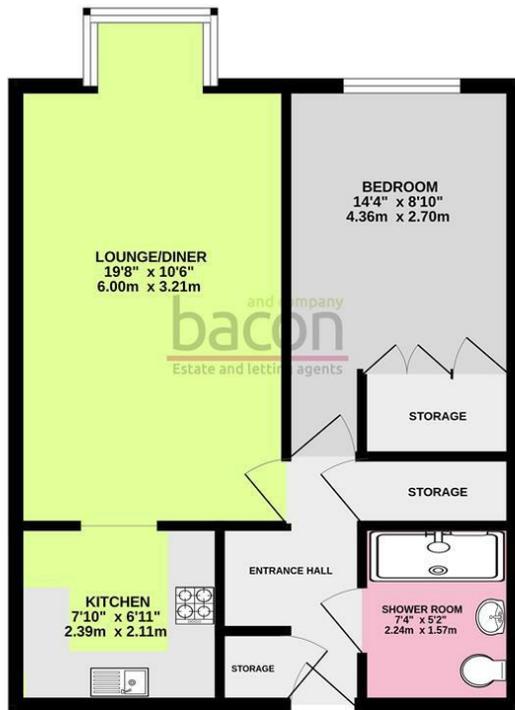
Ground Rent:

Council Tax

Band A



GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 476 sq.ft. (44.2 sq.m.) approx.
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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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



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