



37 Penrith Court, Worthing, BN14 9AN  
Guide Price £55,000

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A one bedroom second floor retirement flat situated within the sought after catchment area of Broadwater. The accommodation consists of a communal entrance hall, reception hall, lounge/dining room, kitchen, double bedroom, bathroom/w.c, communal lounge and laundry room, guest suite, residents non allocated parking, communal grounds and gardens.

- Retirement Flat
- Second Floor
- One Double Bedroom
- South Double Glazed Windows
- Electric Heating
- Passenger Lift
- Communal Garden & Parking
- No Onward Chain



### Communal Hallway

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

### Reception Hall

3.20m x 1.02m (10'6 x 3'4)

Two built in storage cupboard. Built in airing cupboard housing the water tank and slatted shelving. Textured ceiling.

### Lounge/Dining Room

5.41m x 3.23m (17'9 x 10'7)

South aspect via a double glazed bay window. Electric heater. Four wall light points. Coved and textured ceiling. Entry phone. Warden pull cord system. Opening to kitchen.

### Kitchen

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

Fitted suite comprising of a single drainer sink unit having mixer taps and storage cupboard below. Areas of work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Inset four

ring hob. Fitted oven and grill. Space for washing machine and upright fridge/freezer. Part tiled walls. Extractor fan. Textured ceiling.

### Bedroom

4.29m x 2.72m (14'1 x 8'11)

South aspect double glazed window. Fitted double and single wardrobe. Electric heater. Warden pull cord. Textured ceiling.

### Bathroom/W.C

1.93m x 1.47m (6'4 x 4'10)

Fitted suite comprising of a panelled bath having twin hand grips and shower unit over. Pedestal wash hand basin with mixer taps. Push button w.c. Fitted display shelving. Extractor fan. Part tiled walls. Warden pull cord. Textured ceiling.

### Communal Lounge

Residents communal lounge and kitchen area.

### Communal Facilities

The development offers a communal utility room and guest suite.

### Communal Grounds

Attractive communal grounds and gardens to the front and rear of the block with seating areas and a drying area.

### Residents Parking

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

### Council Tax

Council Tax Band A

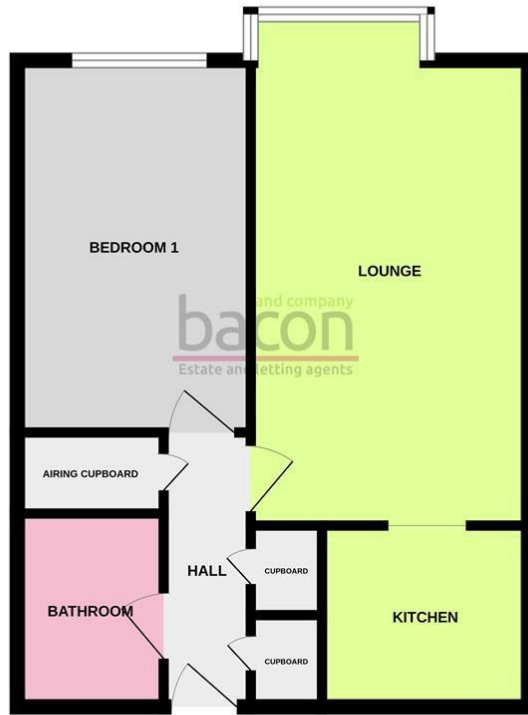
### Lease & Maintenance

Lease: 99 years from 25 March 1986

Ground Rent: tbc

Maintenance: tbc

SECOND 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 for any prospective purchases. 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>                            |                         |           |
| (55-68) <b>D</b>                            | 55                      | 64        |
| (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



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