



30 Penrith Court, Worthing, BN14 9AN  
Guide Price £75,000

and company  
**bacon**  
Estate and letting agents



A one double bedroom first floor retirement flat located within both a popular development and area of Broadwater. Accommodation briefly comprises; communal entrance, entrance hall, lounge, kitchen, double bedroom and a bathroom/w.c. Externally the home offers communal gardens and residents parking. Benefits include double glazed windows, electric heating and is being offered for sale chain free.

- Retirement Flat
- Broadwater Catchment
- Double Bedroom
- Electric Heating
- Security Entryphone System
- First Floor
- Passenger Lift
- No Onward Chain





### Communal Hallway

Accessed via glazed communal doors with security entry phone system. Access to communal lounge, kitchen and laundry room. Stairs or lift to first floor. Private door to flat.

### Entrance Hall

Panel heater. Store cupboard. Shelved cupboard with hot water cylinder.

### Lounge/Dining Room

5.45 x 3.18 (17'10" x 10'5")

Night storage heater. Double glazed window. Wall lights. Opening through to;

### Kitchen

2.11 x 2.39 (6'11" x 7'10")

Fitted suite comprising of inset stainless steel sink unit with mixer taps and storage cupboards

below. Areas of work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Part tiled walls. Four ring ceramic hob with fitted extractor hood over. Fitted oven. Space for washing machine and upright fridge/freezer. Textured ceiling.

### Double Bedroom

4.36 x 2.67 (14'3" x 8'9")

Night storage heater. Double glazed window. Fitted wardrobes.

### Bathroom/WC

Suite comprising of a panelled bath, pedestal wash hand basin and push button w.c. Fitted shelving and storage cupboards. Part tiled walls. Panel heater. Extractor fan. Textured ceiling.

### Communal Grounds & 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.

### Communal Facilities

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

### Residents Parking

Residents car parking can be found to the rear of the block and are unallocated.

### Lease & Maintenance

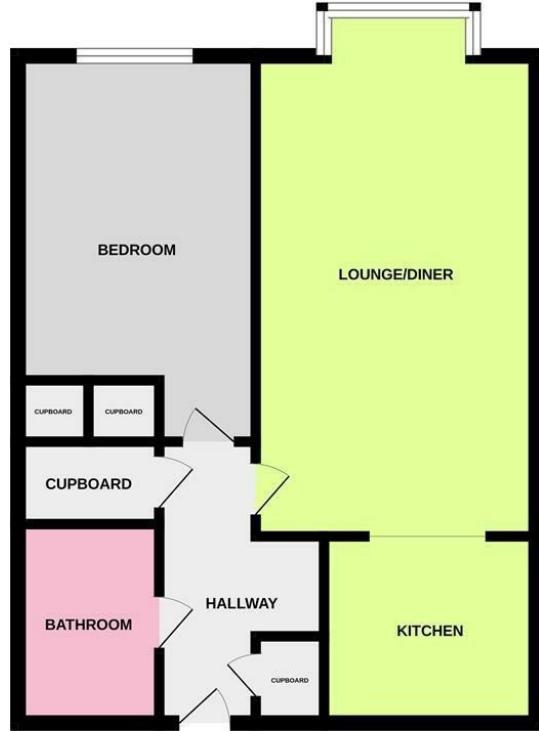
Lease is 62 years remaining

Maintenance is £317.96 per month including ground rent

### Council Tax

Council Tax band A





Whilst every attempt has been made to ensure the accuracy of the floorplan contained, items, 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 current or past 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	74	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

