



7 The Cloisters, Worthing, BN14 7BF
Guide Price £145,000

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A two bedroom ground floor retirement flat forming part of a sought after development in the catchment area of Broadwater, close to local shops, doctors, chemists and bus services. The accommodation consists of a communal entrance, reception hall, lounge/dining room, kitchen, two bedrooms, shower room/w.c, communal lounge and kitchen, guest suite, residents non allocated parking spaces and attractive communal gardens.

- Retirement Flat (over 60's)
- Two Bedrooms
- Ground Floor
- Broadwater Catchment
- Double Glazed Windows
- Security Entryphone
- Electric Heating
- No Onward Chain





Communal Hallway

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

Reception Hall

2.92m x 1.73m (9'7 x 5'8)

Entryphone. Electric heater. Built in storage cupboard. Built in airing cupboard. Coved and textured ceiling.

Lounge/Dining Room

4.62m x 3.38m (15'2 x 11'1)

East aspect via two double glazed windows overlooking communal gardens. Electric heater. Space Warden pull cord. Space for dining table and chairs. Coved and textured ceiling. Opening to kitchen.

Kitchen

2.41m x 1.85m (7'11 x 6'1)

Fitted suite comprising of a single drainer sink unit with mixer taps and having storage cupboard and space for washing machine below. Areas of roll top work surfaces offering additional cupboard and drawers below. Matching shelved wall units. Space for cooker and upright fridge/freezer. Part tiled walls. Coved and textured ceiling. East aspect double glazed window.

Bedroom One

4.57m x 2.49m (15'0 x 8'2)

West aspect double glazed window. Two fitted double wardrobes. Electric heater. Warden pull cord. Coved and textured ceiling.



Bedroom Two

2.69m x 1.80m (8'10 x 5'11)

West aspect double glazed window. Electric heater. Warden pull cord. Coved and textured ceiling.

Shower Room/W.C

2.11m x 1.55m (6'11 x 5'1)

Fitted suite comprising of a step in shower cubicle with shower unit and tiled surround. Wash hand basin with mixer taps and storage cupboard below. Concealed push button w.c. Electric radiator and towel rail. Strip light with electric shaver point, Tiled walls. Extractor fan. Warden pull cord. Coved and textured ceiling.

Communal Grounds

Attractive and well maintained communal grounds and gardens with a patio area offering seating.

Communal Facilities

The development offers a communal lounge, kitchen and guest suite. There is no communal laundry facilities but each flat is equipped to plumb in a washing machines etc.

Residents Parking

Non allocated residents parking spaces. There are limited parking available. Residents will be given a permit for their own car and visitors will be required to sign in to avoid being ticketed, unless they have provided their vehicle registration number as a regular visitor.

Lease & Maintenance

Maintenance: tbc

Ground Rent: tbc

Lease: 99 years from 24 June 1988 (61 years unexpired)



Additional Information

MOBILITY SCOOTERS

The block does not have facilities for mobility scooters.

PETS

The block is unable to accommodate cats or dogs but small caged animals are permitted within your flat.

AGE RESTRICTIONS

The Cloisters is an over 60s accommodation.

INDEPENDENT LIVING

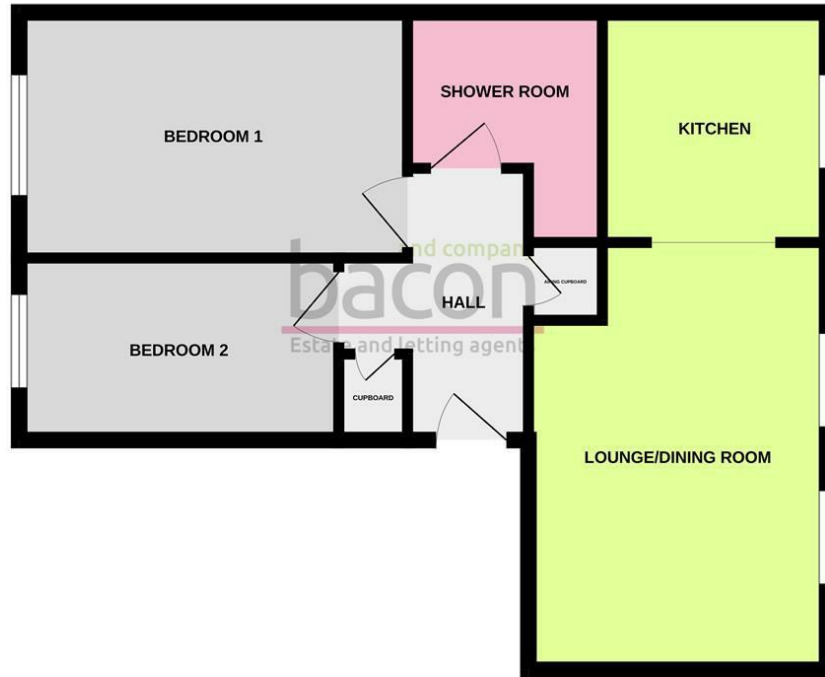
The Cloisters is an independent living accommodation and it will be made clear to anyone looking to live here that there are no on-site care facilities or staff and that they either must be able to care for themselves or arrange care packages to assist them. This also applies to domestic chores or duties applying to their individual needs and accommodation. There is a manager, who lives on-site, and is there to oversee the general health, safety and wellbeing of the residents. They will ensure that the building is well maintained and kept safe and clean to live in, maintain a good sense of community and run social activities, and act as a good neighbour to all residents. They will also act out of hours, where possible, to triage medical emergencies and alert the relevant people, if needed, for aid.

Council Tax

Council Tax Band C



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	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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