

It's all in the details...



Flat 19 Penrith Court,

Broadwater Street East, Worthing, West Sussex, BN14 9AN

£95,000

- 1 double bedroom retirement flat
- Attractive walled communal gardens, resident's lounge and laundry room
- Pet friendly complex for the over 55's with off-road parking
- Excellently sized living/dining room with large bay windows
- Adjoining kitchen with integrated oven and electric hob
- Generous double bedroom with fitted wardrobes
- Modern shower room and electric storage heating
- Near to local Broadwater shops, transport links and doctors surgery
- Careline alarm system and regular social events
- Chain free

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Chain free retirement flat in an excellent pet-friendly complex for the over 55's with lovely walled communal gardens and off-road parking

Step Inside

Within a short stroll from a range of local shops and offering easy access into the centre of Worthing, this excellent first floor flat sits within a prized modern retirement complex for the over 55's. Chain free and fitted with a Careline alarm system, its well-presented layout has ample scope to be refreshed and updated to suit your own tastes. Pet friendly (by prior arrangement) it benefits from access to plenty of off-road parking, a laundry room, guest suite, residents' lounge and a lift to all floors.

Looking out onto the greenery of beautifully planted communal gardens from full height bay windows, an admirably large sitting/dining room is notably light and bright and has ample space for bookcases, storage, seating and a dining table. Its generous dimensions open into an adjoining kitchen fully fitted with traditional cabinets, an integrated eye-level tower oven and electric hob. The wrap-around design provides plenty of functional storage and workspace and has extra room for a freestanding fridge freezer. A washing machine fits beneath a breakfast bar and a perfectly placed mirrored splashback cleverly reflects a lovely amount of natural light from the bay windows.

Notably proportioned and with garden views of its own, a double bedroom has fitted wardrobes while across the hallway a shower room has a modern suite. A duo of hallway cupboards completes the property supplying a great amount of handy storage.

Step Outside

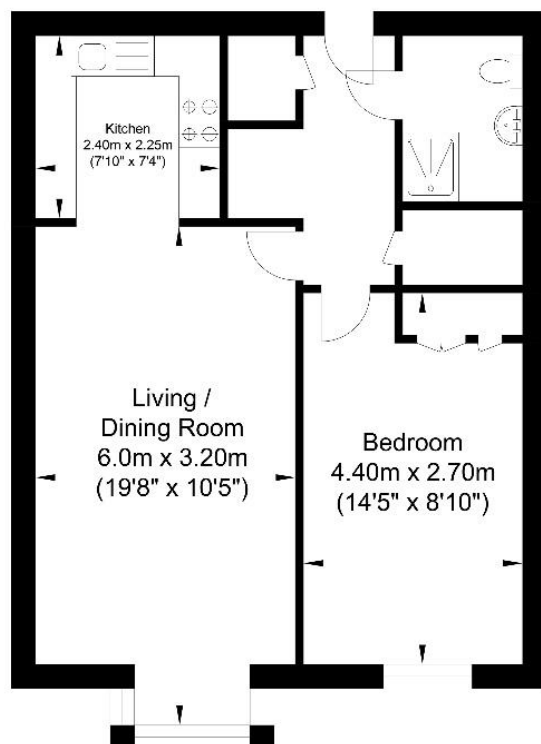
Impressively kept and maintained the communal gardens of Penrith Court add to the quality of life on offer. Dotted with blossom trees, established lawns wrap-around to a walled area that has a wonderful level of privacy and peacefulness as well as a charming seating area. Fully stocked flowerbeds add seasonal colour and the complex has the added bonus of plenty of off-road parking spaces for its residents.

In your local area

Situated in a peaceful residential area Penrith Court benefits from being just a short walk from local shops, a bus stop, post office and GP. Nearby Broadwater has a further choice of shops and cafes, and the centre of Worthing is approximately only a mile away. The A24/A27 provide convenient routes to places such as Brighton, Arundel and London, whilst Worthing and East Worthing mainline train stations are circa 1.1miles and 0.9miles respectively. Worthing Cricket Club is easily reached while Dominion Road/Ham Road lead down to the seafront.



Penrith Court, Worthing



Approximate Floor Area
512.03 sq ft
(47.57 sq m)

Approximate Gross Internal Area = 47.57 sq m / 512.03 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Additional Information

Tenure: Leasehold

Council Tax: Adur & Worthing Council

Lease: 99 years from 1987 - approx. 62 years remaining

Current Service/Ground Rent Charge: £363.62 per month

Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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