





Flat 6

Penrith Court Broadwater Street East, Worthing

A ground floor retirement flat located in the popular development of Penrith Court, close to local shops and amenities within the Broadwater shopping parade. The accommodation consists of a communal hallway, reception hall, lounge/dining room, kitchen, double bedroom, shower room/w.c, residents parking, communal grounds, communal lounge, laundry room, guest suite and communal gardens.

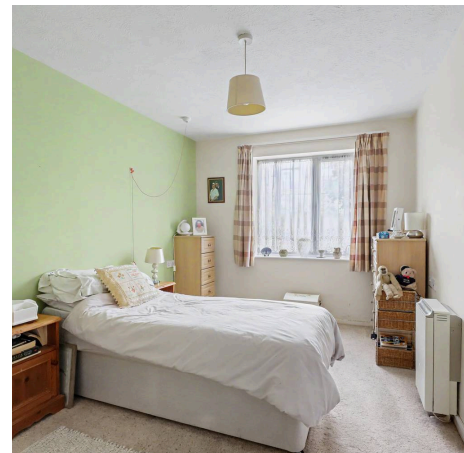
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Retirement Flat
- Ground Floor
- Double Bedroom
- Direct Access To Gardens
- Re-Fitted Kitchen
- Double Glazed Windows
- Security Entryphone
- EPC Rating C



Communal Hallway

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

Reception Hall

Built in storage cupboard. Built in airing cupboard housing. Wall mounted electric heater. Textured ceiling with ceiling light point.

Lounge / Dining Room

17' 10" x 10' 4" (5.44m x 3.15m)

North aspect via a double glazed window and double glazed door giving direct access to the communal garden. Night storage heater. Four wall light points. Security entry phone and emergency pull cord. Coved and textured ceiling. Opening to the kitchen.

Kitchen

7' 10" x 6' 10" (2.39m x 2.08m)

Refitted suite comprising of a single drainer sink unit having mixer tap and storage cupboard under. Areas of roll top work surfaces offering additional cupboards and drawers below. Matching wall units. Fitted oven and grill. Four ring hob with extractor hood over. Space for washing machine and tall fridge/freezer. Part tiled walls. Textured ceiling.

Bedroom

14' 3" x 8' 11" (4.34m x 2.72m)

North aspect via double glazed window. Built in wardrobe. Night storage heater. Textured ceiling.

Shower Room

Fitted suite comprising of double shower tray with glass screen, wall mounted electric shower and handgrip. Pedestal hand wash basin with mixer tap. Low level w.c. Heated towel rail. Tiled floor. Tiled walls. Emergency pull cord. Textured ceiling.



Communal Facilities

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

Communal Grounds

The block has attractive communal grounds and gardens to the front and rear with refuse and drying areas.

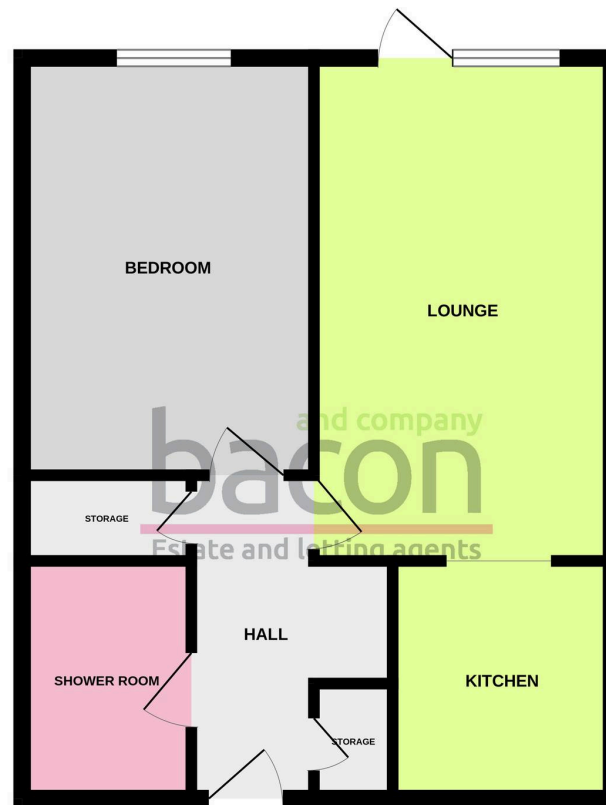
Residents Parking

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





GROUND FLOOR



6 PENRITH COURT

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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