

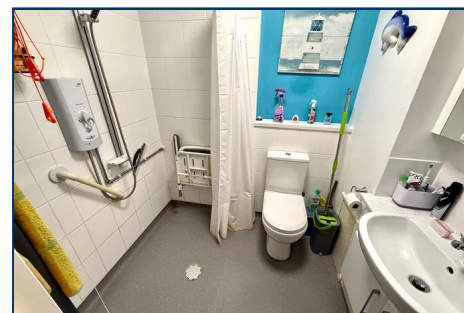
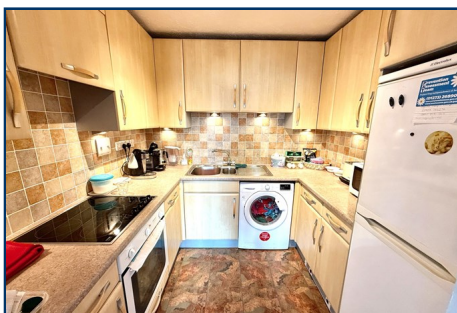
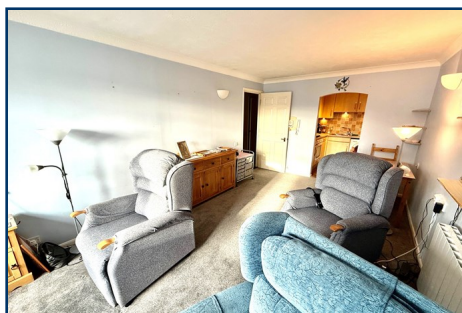


IAN WATKINS
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Penrith Court, Broadwater Street East, Worthing, West Sussex, BN14 9AN

A SPACIOUS 2 BED FIRST FLOOR RETIREMENT FLAT WITH ALLOCATED PARKING

- Two Double Bedrooms
- 17'10" South Facing Lounge
- Modern Fitted Kitchen
- Modern Wet Room
- Communal Lounge/kitchen & Laundry
- Communal Gardens
- Allocated Parking Space
- No Ongoing Chain

£109,950 LEASEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this spacious two bedroom first floor retirement property in the popular location in Broadwater, close to local shops. The property features South facing lounge, modern fitted kitchen and wet room. Outside there are communal gardens and an allocated parking space. Further features include communal lounge/kitchen and laundry room and no ongoing chain. Viewing recommended.

Accommodation in brief comprises:

COMMUNAL ENTRANCE

Stairs and lift to the first floor.

FRONT DOOR WITH SPYHOLE TO -

ENTRANCE HALL

With built-in storage cupboard with hanging rail and shelving, textured ceiling, double glazed window, walk-in storage cupboard with shelving, linen cupboard with 15 litre tank for hot water light and shelving.

SOUTH FACING LOUNGE - 5.44m x 3.18m (17' 10" x 10' 5")

Double glazed bay window, electric heater, coved and textured ceiling, emergency pull cord, wall mounted entry phone, opening to -

MODERN FITTED KITCHEN - 2.39m x 2.11m (7' 10" x 6' 11")

Excellent range of modern units comprising inset 1 1/2 bowl sink unit with mixer tap and cupboard under, roll top work surface either side with excellent range of cupboards and drawers under and eye level cupboards over, Hotpoint oven with 4-ring hob and concealed extractor over, integrated dishwasher, space for tall fridge/freezer, space and plumbing for washing machine, part tiled walls, textured ceiling.

BEDROOM ONE - 4.39m x 2.69m (14' 5" x 8' 10")

Measurements include the range of fitted wardrobes. Double glazed window, textured ceiling, emergency pull cord.

BEDROOM TWO - 4.8m x 2.21m (15' 9" x 7' 3")

Measurements include fitted wardrobes. Double aspect with double glazed windows, emergency pull cord, coved and textured ceiling.

WET ROOM

Mira shower unit with shower curtain and screen, comfort height WC, wash hand basin with cupboards under and mirrored medicine cabinet over, extractor, wall mounted electric fan heater, textured ceiling, part tiled walls, emergency pull cord, heated

towel rail.

COMMUNAL FACILITIES

There is a spacious communal lounge/kitchen and a laundry room.

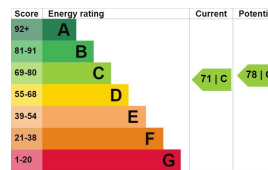


OUTSIDE

ALLOCATED PARKING SPACE

COMMUNAL GARDENS SURROUND THE PROPERTY

With drying area



VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS

OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed

Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD

Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.