

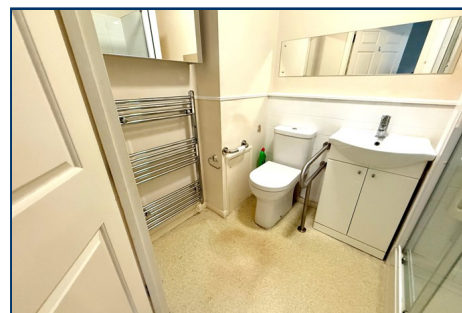


IAN WATKINS
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



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

A 1 BEDROOM FIRST FLOOR RETIREMENT FLAT WITH ALLOCATED PARKING SPACE

- VACANT POSSESSION - NO CHAIN
- Bedroom With Fitted Wardrobe
- 19'8" South Facing Lounge
- Modern Fitted Kitchen
- Shower Room/WC
- Communal Lounge/kitchen & Laundry
- Communal Gardens
- Allocated Parking Space

GUIDE PRICE £55,000 LEASEHOLD

Helping you find your home

VACANT POSSESSION - NO CHAIN. Over 60's Retirement Property. Ian Watkins Estate Agents are pleased to offer for sale this spacious one 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 shower room/WC. Outside there are communal gardens and an allocated parking space. Further features include communal lounge/kitchen and laundry room. Viewing highly 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 shelving, airing cupboard with 15 litre hot water tank, shelving and lighting.

SOUTH FACING LOUNGE - 5.99m x 3.18m (19' 8" x 10' 5")

South facing double aspect double glazed windows, TV point, electric heater, wall mounted emergency pull cord, wall mounted security entry phone, coved and textured ceiling, central fan/light, opening to -

MODERN FITTED KITCHEN - 2.39m x 2.08m (7' 10" x 6' 10")

Excellent range of white fitted units comprising inset single drainer sink unit with cupboards under, roll top work surface adjacent with cupboards under and eye level cupboards over, fitted double oven with cupboards over and under, 4-ring hob with cupboard under and extractor over, space and plumbing for washing machine, part tiled walls, double glazed window, space for tall fridge/freezer, textured ceiling.

BEDROOM - 4.32m x 2.69m (14' 2" x 8' 10")

Measurements include fitted wardrobes. Double glazed window, electric heater, textured ceiling, emergency pull cord.

SHOWER ROOM

Comprising shower cubicle with a Triton electric shower unit and hand rail, emergency pull cord, wash hand basin with cupboards under, comfort height WC, heated towel rail, extractor, textured ceiling.

COMMUNAL FACILITIES

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

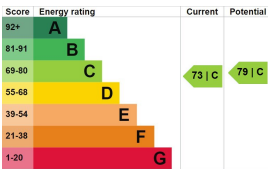


OUTSIDE

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.