

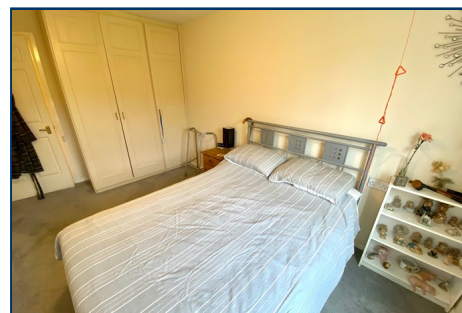
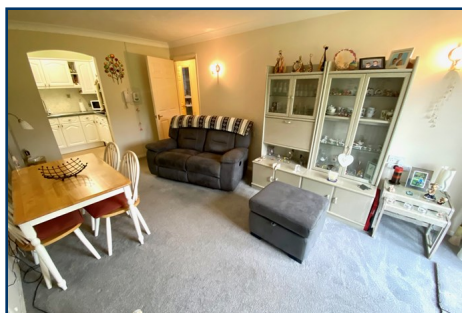


IAN WATKINS
Estate Agents

01903 26 26 76

www.ianwatkins.co.uk

4 Selden Parade, Salvington Road, BN13 2HL



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

GROUND FLOOR RETIREMENT FLAT OVERLOOKING FEATURE COMMUNAL GARDENS

- Residents Lounge and Laundry Room
- Modern White Bathroom suite
- 17' lounge
- Double Glazing
- Modern Kitchen
- Emergency Pull Cord System
- Feature Communal Gardens
- Non allocated parking

£100,000 LEASEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this one bedroom ground floor retirement flat in the popular area of Broadwater, close to local shops and bus services. The accommodation features a spacious 17'9 Lounge/dining room, bedroom, modern fitted kitchen and bathroom emergency pull cords and double glazing. The block also offers communal facilities including residents lounge and laundry room. Outside there are superb communal gardens that can be accessed via the flat and non allocated parking. The property is offered with no on going chain.

Accommodation in brief comprises:

ENTRANCE

Communal front door with security entry phone, opening to -

COMMUNAL ENTRANCE

Front Door to -

ENTRANCE HALL

Electric heater, built in cloaks cupboard with hanging rail and shelving, airing cupboard with slatted shelving and tanks.

LOUNGE - 5.41m x 3.15m (17' 9" x 10' 4")

Double length window, double length door giving access to the feature communal gardens, TV point, electric heater, telephone point, coved and textured ceilings, emergency pull cord, security entrance phone.

Arch to -

KITCHEN - 2.49m x 2.08m (8' 2" x 6' 10")

Attractive white units comprising inset single drainer stainless steel sink unit with mixer tap and cupboards underneath, work top surface adjacent with space and plumbing for washing machine, cupboard and drawer unit, base level units, excellent range of eye level cupboards, fitted four ring hob, space for tall fridge/freezer, part tiled walls.

BEDROOM - 4.32m x 2.72m (14' 2" x 8' 11")

Double length windows over looking the attractive communal gardens, fitted wardrobes, electric heater, TV point, textured ceiling.

BATHROOM

Modern white suite, bath with twin hand grips, fitted Aquatonic shower, shower curtain and rail, vanity unit with cupboard, inset wash hand basin, low level WC, wall mounted electric heater, tiled walls, extractor fan.



OUTSIDE

NON ALLOCATED PARKING

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.