



## Penrith Court Broadwater Street East

Worthing, BN14 9AN

Asking price £125,000



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James & James Estate Agents are delighted to bring to the market this superbly presented ground floor one bedroom retirement apartment situated within Penrith Court in Broadwater Street East.

In brief the accommodation comprises communal entrance, entrance hall, large storage cupboards, lounge with doors onto the garden, modern refitted kitchen, modern refitted shower room, double bedroom with fitted wardrobe.

Other benefits include residents lounge, and residents parking. Situated in Broadwater, bus services pass on Broadwater Street West, and the nearest mainline railway station can be found at Worthing central.

Some more benefits at Penrith Court are secure entrance, communal lounge, communal laundry, communal gardens, warden assisted, passenger lift, guest room, and visitor parking. There are also emergency pull cords.

Council Tax Band A

### Entrance Hall

Kitchen  
7'5 x 6'7 (2.26m x 2.01m)

Lounge/Diner  
18'0 x 10'0 (5.49m x 3.05m)

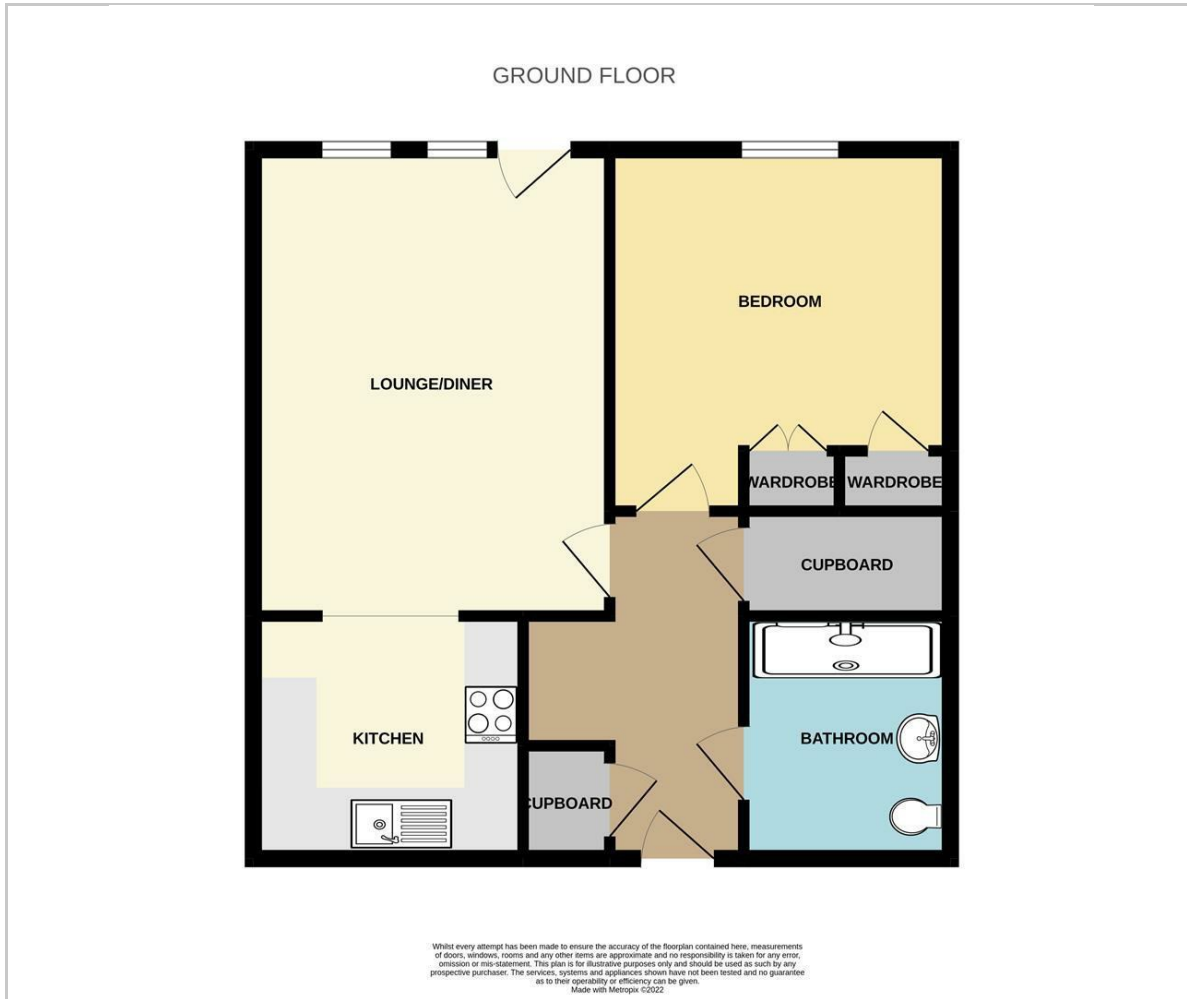
Bedroom  
13'11 x 8'4 (4.24m x 2.54m)

Bathroom  
6'10 x 4'9 (2.08m x 1.45m)





## Floor Plan

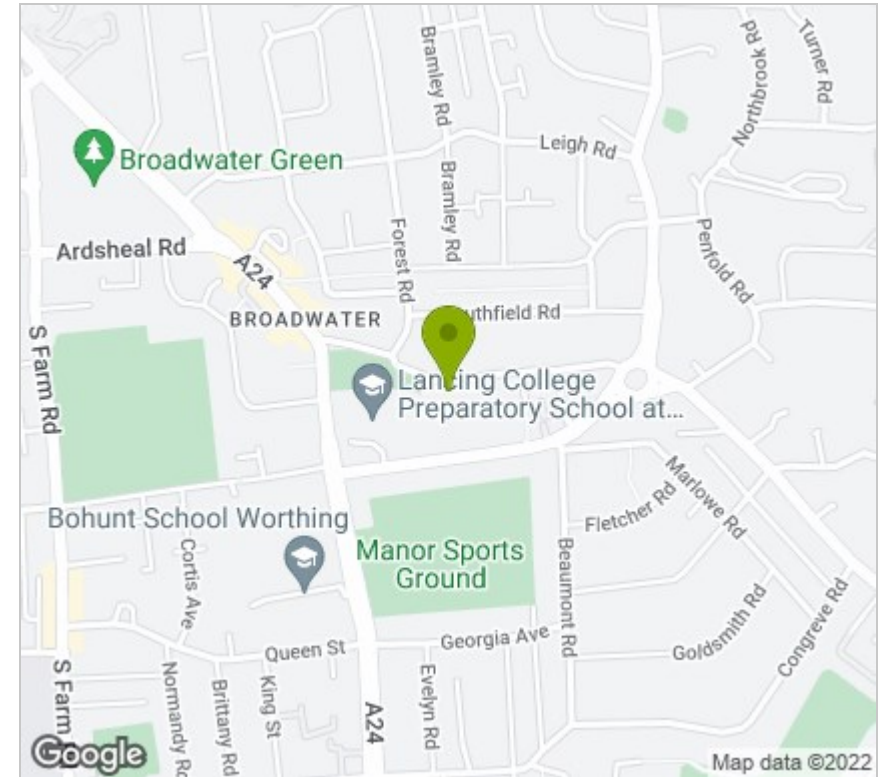


## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

