



Flat 5, Juniper House 56a, New Broadway | | Worthing | BN11  
4110





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£175,000

- VIDEO ENTRY PHONE SYSTEM
- 13' ENTRANCE HALL
- 18' OPEN PLAN LOUNGE/KITCHEN
- SEPARATE BED AREA
- SHOWER ROOM
- IDEAL FOR FIRST TIME BUYERS
- IDEAL FOR BUY TO LET INVESTORS
- CLOSE TO WEST WORTHING STATION

Front door leading to:

### ENTRANCE HALL

**13'10" in length (4.24 in length)**

Video entry phone system, solid wood flooring, LED downlighting, twin sliding doored storage cupboard with hanging rail, housing electric trip switches.

Opening off entrance hall to:

### OPEN PLAN STUDIO ROOM

#### OPEN PLAN

#### LOUNGE/KITCHEN

**18'2" x 13'6" (5.54 x 4.14)**

Double glazed windows to the front having a favoured southerly aspect, electric heater, worktop with inset 'LAMONA' stainless steel electric four ring hob, circular sink unit to the side with contemporary style mixer tap, LAMONA' electric oven under, range of slow closing drawers and cupboards to the side, built in integrated fridge to the side, complimented by matching wall

units over, solid wood flooring, LED downlighting.

Opening off lounge/kitchen to:

#### BED AREA

**8'10" x 7'11" (2.71 x 2.42)**

Solid wood flooring, LED downlighting, vaulted high level double glazed roof light with electrically controlled blind.

Door off lounge/kitchen to:

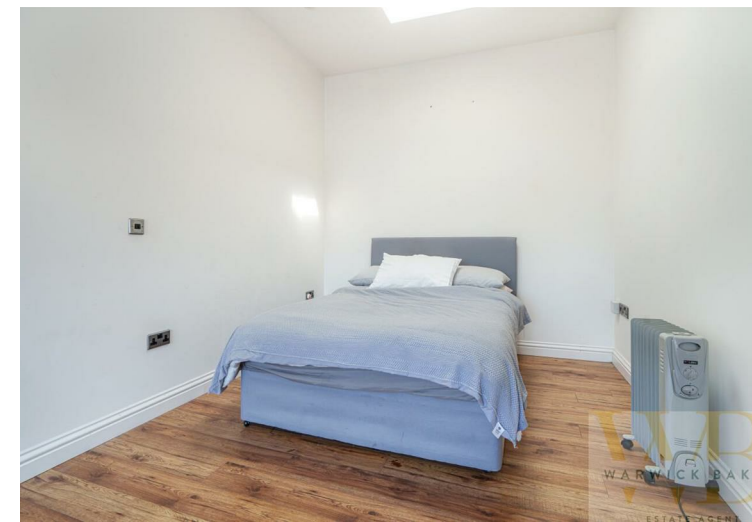
#### SHOWER ROOM

Step up, being part tiled comprising low level wc, vanity with inset wash hand basin with contemporary style mixer tap, double doored storage cupboard under, heated hand towel rail, tiled flooring, LED downlighting, extractor fan, step in fully tiled shower cubicle with independent 'MIRA SPORT' shower unit with separate shower attachment, sliding shower door.

#### OUTGOINGS

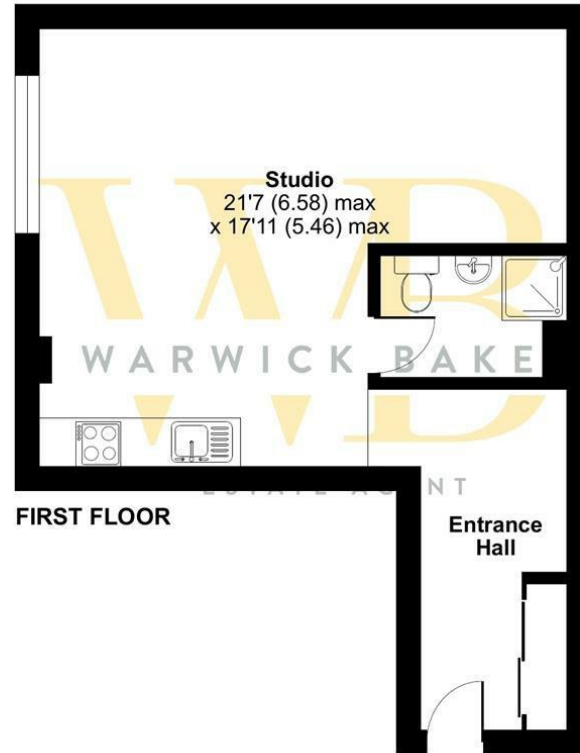
MAINTENANCE AND GROUND RENT:- £195.70 PER MONTH

LEASE 999 YEARS FROM 24/02/2015



# New Broadway, Worthing, BN11

Approximate Area = 455 sq ft / 42.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nicheworn 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1149364



## Disclaimer

- \* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
- \* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- \* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>63</b>	<b>63</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC