



PCM  
£1,250 PCM

## Broadwater Street East, Worthing

- Ground Floor Flat
- Two Double Bedrooms
- Refitted Kitchen
- EPC Rating C
- Council Tax Band - B
- Popular location
- Generous Living Room
- Modern fitted Kitchen & Bathroom
- Garage

Robert Luff & Co are delighted to present this stunning ground floor flat nestled in the highly sought-after Broadwater area. This gem boasts a chic hallway, a modern fitted kitchen that's as stylish as it is functional, and a generously sized living room just waiting for your personal touch.

With two spacious double bedrooms, along with a modern fitted bathroom.

Plus, you'll enjoy the convenience of a garage in the compound.

Available in START OF MARCH 2025, this unfurnished property won't stay on the market for long.

Don't miss out on the chance to make this your new home sweet home!

PLEASE CALL TO REGISTER YOUR INTEREST.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

**Communal Entrance Leading to Flat Front Door:**

### Hallway

Hallway providing access to all rooms, storage cupboard with electric meter and further cupboard with water meter and providing useful storage.

**Lounge/Diner 14'10" max x 12'9" (4.52 max x 3.89 (max x 3.88))**

With two upvc double glazed windows to front, a further upvc double glazed window to side and radiator.

**Kitchen 10'10" x 8'5" (3.30 x 2.57)**

Refitted with a range of high gloss wall and floor based units, contemporary worktop and breakfast bar, integrated AEG oven and electric four ring hob with light over, one and a half bowl stainless steel sink unit and drainer, upvc obscure double glazed window to rear, cupboard housing combi boiler and programmer and gas meter.

**Bedroom One 14'10" x 11'0" max (4.52 x 3.35 max)**

With upvc double glazed to rear and further double glazed window to side, coving to ceiling and radiator.

**Bedroom Two 11'1" x 8'11" (3.38 x 2.72)**

With two upvc double glazed windows to front, two double built in wardrobes with cupboards over and double radiator with thermostatic control valve.

**Bathroom 6'7" max x 5'5" (2.01 max x 1.65)**

Refitted with a white suite comprising a panelled enclosed bath with chrome mixer tap and plumbed in shower over, wash hand basin inset to vanity unit and low level flush w.c, obscure upvc double glazed window to rear, part tiled walls, ceramic tiled floor, chrome towel rail and extractor fan.

### Garage

In block at rear with up and over door.

### Fees Apply

£360 Incl. VAT for single application, £540 Incl. VAT for joint application, £180 Incl. VAT for guarantor/any further applicant. All our fees include referencing, checking in and out and inventory costs.

### Garage

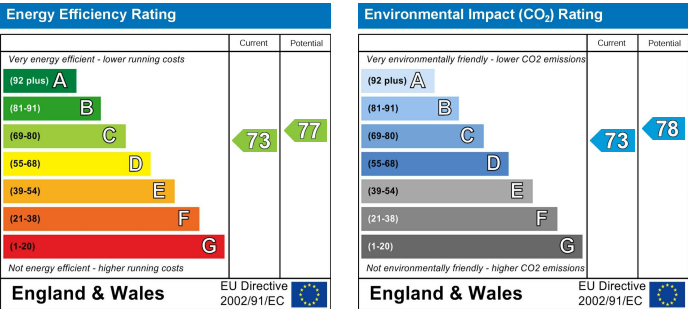
Situated in the rear of the building in the compound.



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