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## Description

We are delighted to offer to the market this beautifully presented top floor flat situated in the sought after Broadwater location with local shops, amenities, parks, bus routes and the mainline station all nearby.

Accommodation comprises an entrance hallway leading to the first floor landing, a modern kitchen, a bay-fronted lounge/diner, a double bedrooms, a family bathroom and a separate WC. Other benefits include a private south facing rear garden, off-road parking, a share of the freehold, and having no forward chain. Full property floorplan available upon request.

## Key Features

- Top Floor Flat
- Bay-Fronted Lounge/Diner
- South Facing Garden
- EPC Rating - D
- Double Bedroom
- Modern Kitchen
- Off-Road Parking
- NO CHAIN





### **Landing**

Double glazed window. Radiator. Loft hatch. Storage cupboard/airing cupboard.

### **Lounge/Diner**

**5.06 max x 4.34 (16'7" max x 14'2")**

Two double glazed windows, including a bay. Radiators. Feature fireplace with a beautiful surround and a large mirror above. Three large black book cases.

### **Kitchen**

**3.14 x 2.94 (10'3" x 9'7")**

Tiled splashback. White wall, base and drawer units. Space for fridge/freezer. Washing machine. Oven and gas hob with overhead extractor. Wash hand basin and drainer. Breakfast bar. Combi boiler with Magna Clean filter system. Radiator. Double glazed window.

### **Bedroom**

Single glazed window and radiator.

### **Bathroom**

Frosted double glazed window. Wash hand basin and pedestal. Bath with electric shower above. Radiator. Tiled splashback.

### **Separate WC**

Low level flush WC. Frosted double glazed window.

### **Off-Road Parking**

Off-road parking to the front.

### **Rear Garden**

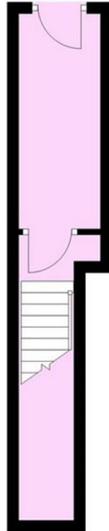
A fence and wall enclosed south facing rear garden and a block paved walkway.

### **Tenure**

Share of Freehold

# Floor Plan Kingsland Road

**Ground Floor**  
Approx. 10.7 sq. metres (114.8 sq. feet)



**First Floor**  
Approx. 62.5 sq. metres (672.6 sq. feet)



Total area: approx. 73.2 sq. metres (787.4 sq. feet)



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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

01903 331247 | info@robertluff.co.uk

Robert  
Luff & Co