



Hawthorn Gardens, Worthing

Offers In Excess Of
£230,000
Leasehold

- Ground Floor Flat
- Two Double Bedrooms
- Modern Fitted Kitchen
- Westerly Aspect Lounge
- Double Glazing
- Garage in Compound
- Communal Gardens
- EPC Rating - E
- Council Tax Band - B
- Leasehold

Robert Luff & Co are delighted to offer to the market this beautifully presented two bedroom ground floor flat situated in the heart of Broadwater with local shops, amenities, parks, bus routes and mainline station. Accommodation offers a recently fitted kitchen, Westerly aspect lounge, two double bedrooms and a bathroom. Other benefits include communal gardens, double glazing and a garage.

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Accommodation

Communal Front Door

To

Private Front Door

Opening into:

Entrance Hallway

Intercom entry system. Wall mounted electric heater. Cloak cupboard. Airing cupboard. Coving.

Kitchen 10'5" x 8'5" (3.19 x 2.59)

A range of fitted white high gloss base and wall units with marble effect work surface. Stainless steel sink with flexi-hose mixer tap. Electric oven. Fitted four ring electric hob with extractor fan. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Tiled floor. Coving. Westerly aspect double glazed window.

Lounge 20'0" max into bay x 15'1" max into recess (6.10 max into bay x 4.60 max into recess)

TV point. Wall mounted electric heater. Coving. Westerly aspect double glazed bay window with views over communal gardens.

Bedroom One 13'0" x 9'4" (3.97 x 2.86)

TV point. Electric wall mounted heater. Fitted wardrobe with hanging space and shelving. Coving. Double glazed window.

Bedroom Two 11'10" x 9'0" (3.63 x 2.75)

Electric wall mounted heater. Coving. Double glazed window.

Bathroom

Enclosed bath with handles, mixer tap and fitted over bath Mira shower. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled splash back. Tiled floor. Heated towel rail. Coving. Frosted double glazed window.

Outside

Communal Gardens.

Garage

In compound. Up and over door. New roof being fitted in October 2023.

Tenure

Leasehold with 135 years remaining. Maintenance charge of £793 every six months. Ground rent of £57 every six months. (Maintenance does not cover the garage maintenance - this is down to the owner of the specific garage)



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Floor Plan

Approx. 68.7 sq. metres (739.9 sq. feet)



Total area: approx. 68.7 sq. metres (739.9 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.