



1



1



1



Description

We are delighted to offer this well presented one bedroom ground floor apartment situated in the popular Broadwater location. Accommodation offers a lounge, double bedroom, modern fitted kitchen and a luxury shower room. The property also benefits from well maintained communal gardens, easy access to local shops, parks, bus routes and mainline stations.

Key Features

- Ground Floor One Bedroom Apartment
- Modern Kitchen
- Modern Shower Room
- Popular Broadwater Location
- Access To Communal Gardens & Patio Area
- Council Tax Band - A
- EPC - C



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co



Entrance Hall

Communal entrance door leading to front door.

Lounge

4.45 x 3.90 (14'7" x 12'9")

Wood effect flooring, double glazed window to front and side, electric wall mounted fireplace, radiator, tv point, coving, wall mounted electric consumer unit and telephone entry.

Bedroom

2.52 x 2.94 (8'3" x 9'7")

Double glazed french door leading to communal garden with communal patio area and lawn with an outside tap. Bedroom offers radiator, coving, wardrobe with hanging rail and shelving.

Kitchen

2.65 x 2.18 (8'8" x 7'1")

A range of high gloss white fronted base and wall units, wood effect work surfaces incorporating stainless steel sink with drainer, electric oven, 4 ring gas hob with extractor fan over, glass tiled splashback, worcester boiler housed in cupboard, integrated hotpoint washing machine,

Shower Room

Modern and contemporary shower room with walk in shower, glass screen, fitted

shower with rainfall head and separate attachment, basin set into vanity unit, low level flush W/C, tiled walls and floor, heated towel rail

Outside Space

Well maintained communal grounds, laid to lawn and direct access to patio area from bedroom.

Tenure

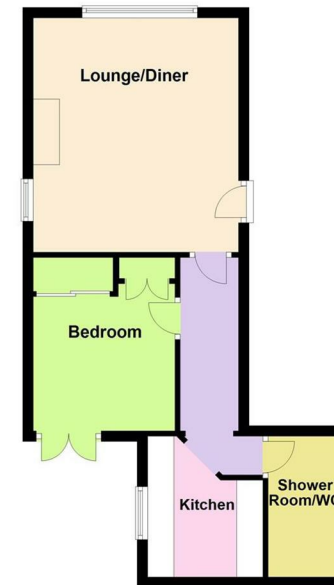
120 years remaining on the lease
Service Charge - £1300 P/A
Ground Rent - £125 P/A



Floor Plan Cissbury Road

Floor Plan

Approx. 40.8 sq. metres (439.6 sq. feet)



Total area: approx. 40.8 sq. metres (439.6 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.



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co