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TBC



Description

We are delighted to offer this spacious and well-appointed one-bedroom freehold first-floor flat, located in the highly desirable Broadwater area. Close to local shops, parks, bus routes, and mainline stations, this property provides a perfect blend of convenience and comfort. The flat features a private entrance, generous accommodation, and a West-facing garden, offered as a chain-free sale.

Key Features

- Spacious one-bedroom first-floor flat in desirable Broadwater location
- Private entrance with hallway storage over the staircase
- Extremely spacious double bedroom with built-in wardrobes and shelving
- Fully tiled family bathroom with shower over bath and vanity unit
- Bright lounge/diner with large bay window overlooking West-facing garden
- Kitchen/diner with wall and base units, stainless steel sink, gas hob, and electric oven
- Small storage/utility area with direct access to rear garden
- Private West-facing garden, ideal for outdoor living
- Council Tax Band B | EPC Rating TBC





Accommodation

This charming flat is accessed via a private entrance on the first floor. The hallway includes a useful storage area over the staircase, leading to a separate low-level flush WC. To the front, you are greeted by an extremely spacious double bedroom, offering ample built-in wardrobe space, shelving, and room for additional bedroom furniture.

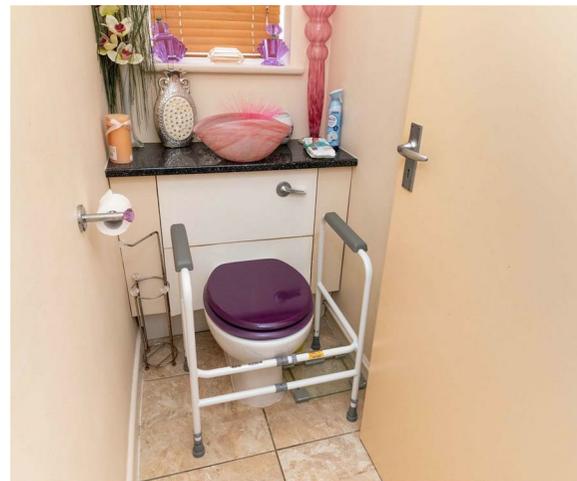
The property benefits from a fully tiled family bathroom with a shower over the bath and a sink built into a vanity unit. At the rear, a bright lounge/diner features a large bay window overlooking the private West-facing garden.

The kitchen/diner is fitted with a range of wall and base units, a stainless steel sink, built-in boiler, gas hob, and electric oven. A door from the kitchen leads to a small storage/utility area with steps down to the garden.

This property combines practicality with comfort, offering a private garden, no service charges or ground rent, and a chain-free sale, making it an excellent opportunity for first-time buyers or investors.

Tenure

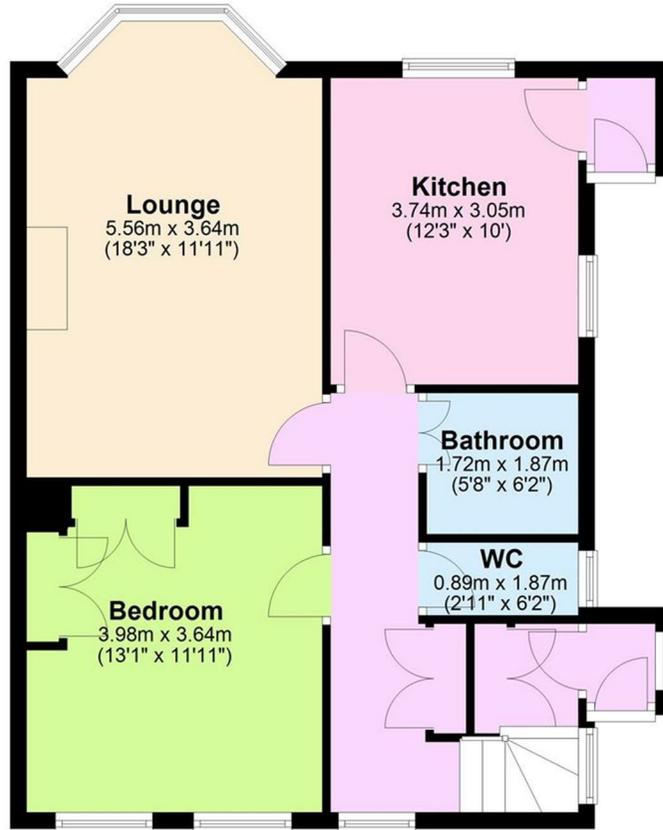
Freehold



Floor Plan Cissbury Road

Ground Floor

Approx. 63.0 sq. metres (678.3 sq. feet)



Total area: approx. 63.0 sq. metres (678.3 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-34) E		
(21-38) F			(21-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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.

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