



## Broadwater Road, Worthing

Offers In Excess Of  
£95,000  
Leasehold

- First Floor Retirement Flat
- Double Bedroom
- Lounge
- Site Warden
- EPC Rating - TBC
- Leasehold
- Council Tax Band - B

Robert Luff and Co are delighted to offer to the market this assisted living retirement flat, situated in the heart of Broadwater, close to local shopping facilities, parks, bus routes and mainline station. Accommodation offers entrance hall, lounge, kitchen, bedroom and bathroom. Other benefits include 24 hour warden on site, residents lounge, laundry room, guest bedroom, attractive communal gardens and residence parking.

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**Robert  
Luff & Co**  
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## Accommodation

### Communal Entrance Hall

Communal front door. Warden office. Stairs and lift to first floor. Front door leading to:

### Entrance Hall

Emergency intercom telephone system. Cupboard housing water tank, electric consumer unit and fuse box.

### Lounge

Double-glazed easterly aspect window. Electric storage heater. Virgin media point. Telephone point. Emergency pull cord. Archway leading to:

### Kitchen

A range of matching oak wood shaker style fronted wall and base units. Worktop incorporating sink with mixer tap and drainer. Built in electric oven. Built in electric hob. Extractor fan. Space for fridge. Tiled splash backs.

### Bedroom

Double-glazed window. Electric storage heater. Fitted wardrobes with folding doors, hanging space and shelves.

### Bathroom

Panel enclosed bath with mixer tap. Pedestal wash hand basin. Low level flush WC. Tiled splash backs. Heated towel rail.

### Communal Area

Residence lounge. Laundry room. Guest Bedroom. Attractive communal gardens. Residences parking to the rear of the block.

### Tenure

Leasehold. 92 years remaining on the lease. Maintenance £1800 per annum



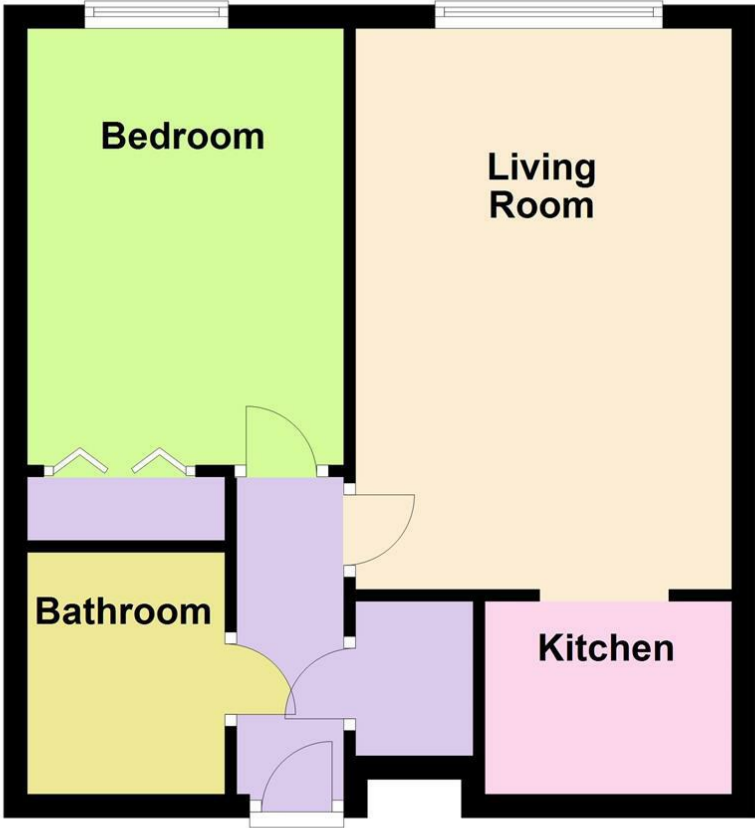
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Floor Plan

Approx. 38.7 sq. metres (416.2 sq. feet)



Total area: approx. 38.7 sq. metres (416.2 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.