



1



1



1



D



Description

We are delighted to offer to the market this beautiful refurbished ground floor flat in sought after Broadwater area, close to local shopping facilities, parks, schools, bus routes and just a short walk from the mainline train station. Accommodation offers lounge, modern kitchen, double bedroom and newly refitted bathroom. The property also benefits from a private patio and off road parking.

Key Features

- Ground Floor Flat
- Modern Kitchen with Appliances
- Newly Refurbished
- Off Road Parking
- Council Tax Band A
- One Double Bedroom
- Newly Fitted Modern Bathroom
- Patio Terrace
- Leasehold
- EPC Rating C





Communal Entrance

With security entry system, communal front door leading to:

Hallway

With large storage cupboard with hanging rail, shelving, power and lighting.

Lounge

4.71 x 3.18 (15'5" x 10'5")

With radiator, downlighter, tv point, grey laminate flooring and double glazed windows and door leading to:

Private Patio Area

Kitchen/Breakfast Room

3 x 2.72 (9'10" x 8'11")

With a range of white gloss matching wall and base units, built in AEG fridge/freezer, dishwasher and washer/dryer, NEF oven and microwave, marble work surfaces, sink and drainer and double glazed window to side.

Double Bedroom

3.59 x 3.29 (11'9" x 10'9")

uPVC window to east, downlight, radiator and modern grey laminate flooring

Bathroom

With marble effect tiled walls and floor, panel enclosed bath with overhead rainfall shower, shower screen, mirrored vanity unit, low level flush WC, wash hand basin and extractor fan.

Parking

On a first come, first served basis.

Tenure

Leasehold

93 years remaining on the lease.

Ground rent - £10 per annum.

Maintenance charge - £165 per month (includes heating and hot water)



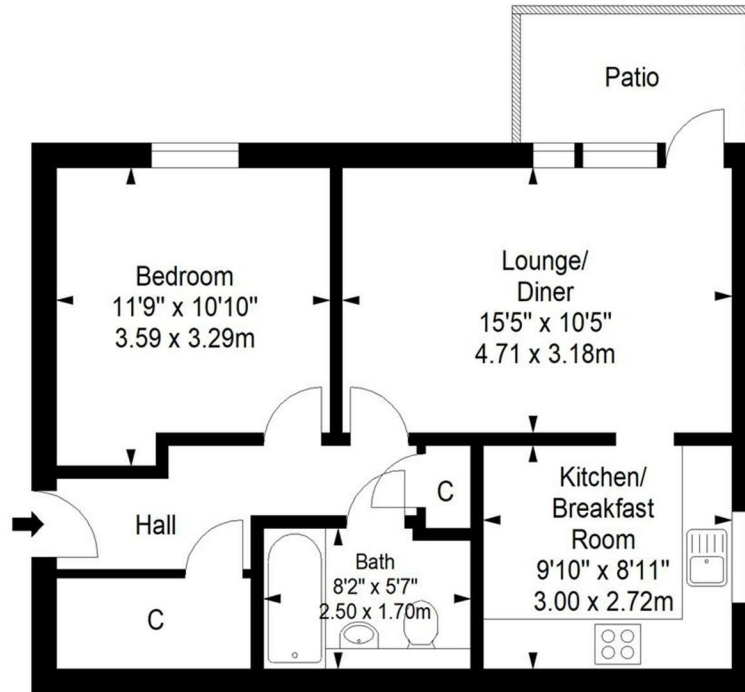
robertluff.co.uk

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

Robert
Luff & Co

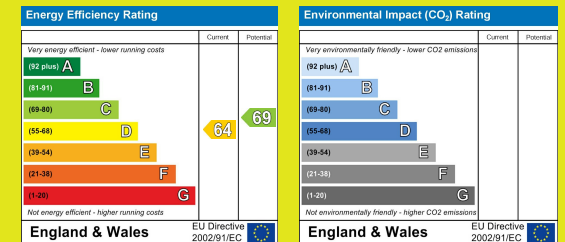
Floor Plan Broadwater Road

Ground Floor



Approximate gross internal floor area 49.3 sq m/ 530.7 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
All rights reserved.



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