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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 C





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.

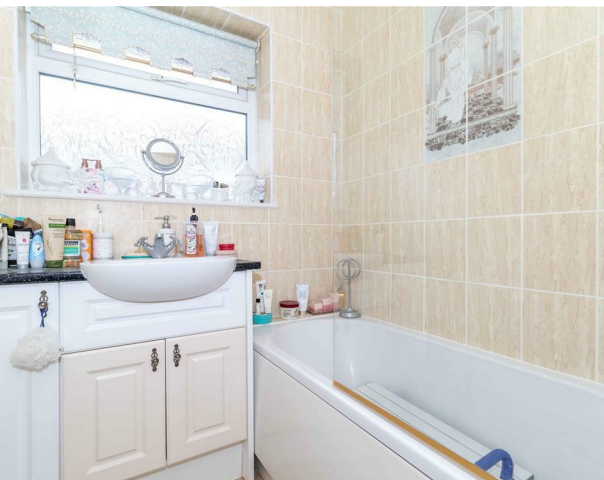
The property benefits from a fully tiled family bathroom with a shower over the bath and a sink built into a vanity unit. At the rear, a bright lounge/diner features a large bay window overlooking the private West-facing garden.

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

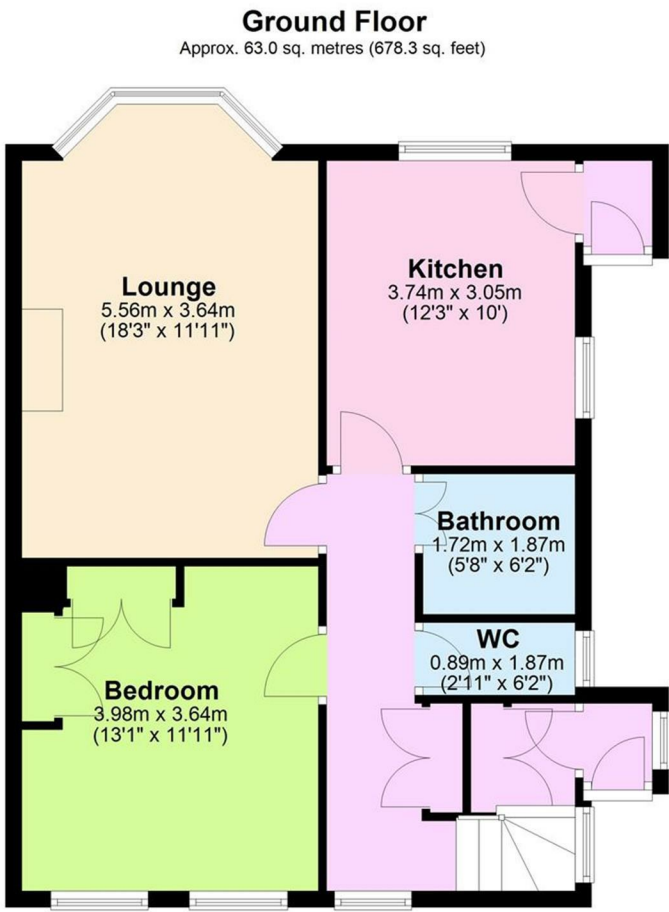


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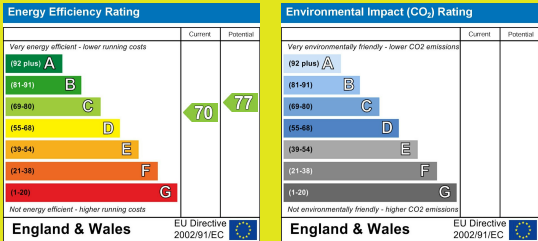
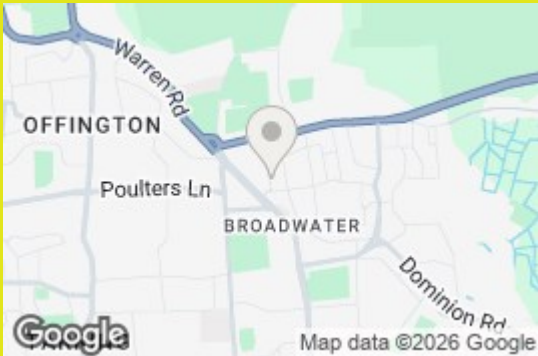
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co

Floor Plan Cissbury Road



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



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