



Offers In Excess Of
£175,000
Leasehold

Broadwater Road, Worthing

- Ground Floor Flat
- One Double Bedroom
- Short Walk to Mainline Station & Town Centre
- EPC Rating - C (69)
- Council Tax Band - A
- Good Location
- Patio Terrace
- Off Road Parking
- Leasehold

Robert Luff & Co are delighted to offer to the market this 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, kitchen, double bedroom and bathroom. Other benefits include a terrace and parking.



Accommodation

Communal Entrance

Communal front door, leading to:

Hallway

Security entry phone. Large storage cupboard with hanging rail and shelving. Airing cupboard. Radiator. Telephone point.

Lounge 15'5" x 11'0" (4.70 x 3.35)

Double glazed window and door to side aspect. Radiator. Television point.

Kitchen 10'4" x 8'10" (3.17 x 2.70)

A range of matching wall and base units. Worktop incorporating a stainless steel sink unit with drainer. Integrated electric oven. Integrated Four ring hob. Space and plumbing for washing machine. Space for fridge/freezer. Breakfast bar. Part tiled walls. Double-glazed window to side.

Double Bedroom 11'8" x 10'9" (3.58 x 3.29)

Double glazed window to front. Radiator.

Bathroom

Part tiled walls, panel enclosed bath with hot and cold taps, wash hand basin, low level flush w.c and vinyl flooring.

Terrace

Private patio terrace.

Parking

On a first come, first served basis.

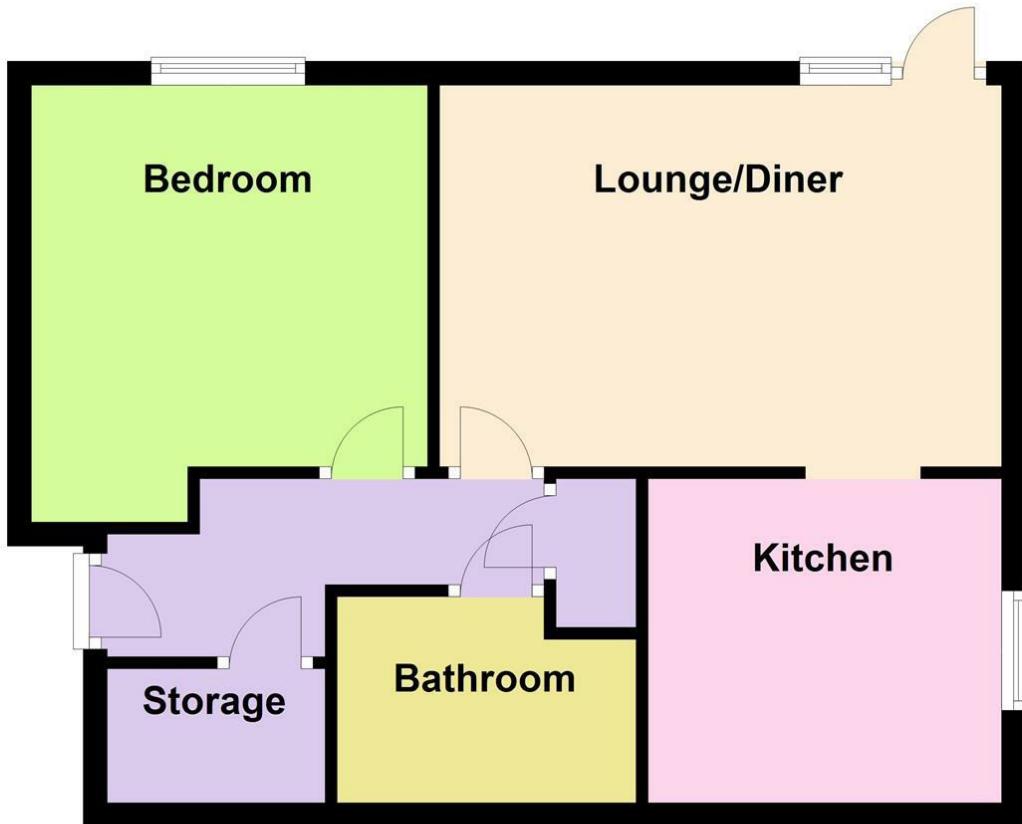
Tenure

Leasehold. 96 years remaining on the lease. Ground rent and maintenance charges are £120 per month. (We have been informed these charges include communal heating.) Council Tax Band - A



Floor Plan

Approx. 47.2 sq. metres (507.6 sq. feet)



Total area: approx. 47.2 sq. metres (507.6 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	69	76
(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.