



Price
£140,000
 Leasehold

Broadwater Road, Worthing

- Second Floor Flat
- One Bedroom
- Shower Room
- Modern Fitted Kitchen
- Close to Worthing Town Centre
- Off Road Parking
- EPC Rating - E
- Council Tax Band - A
- Leasehold

Robert Luff & Co are delighted to offer to the market this refurbished second floor flat situated in the heart of Worthing, close to Worthing mainline station, town centre and seafront. Accommodation offers modern fitted kitchen, lounge, double bedroom and a shower room. Other benefits include off road parking and a new lease upon completion.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

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Accommodation

Communal Entrance

Phone entry system. Stairs to all floors.

Front Door

Into:

Entrance Hall

Phone entry system. Airing cupboard.

Kitchen 8'2" x 5'8" (2.49 x 1.73)

Newly fitted kitchen with a range of base and wall units. Work surface incorporating sink with drainer. Space for oven. Space for under counter appliance. Extractor fan. Electric heater. Double glazed frosted window to side.

Lounge 14'6" x 12'4" (4.44 x 3.76)

TV point. Telephone point. Electric heater. Two sash windows to front.

Bedroom 13'5" x 8'9" (4.09 x 2.69)

TV point. Electric heater. Double glazed window to side. Sash window to front.

Shower Room

Shower cubicle. Dual button WC. Wall mounted wash hand basin. Double glazed frosted window to side.

Tenure

New lease upon completion

Annual Ground Rent - £100

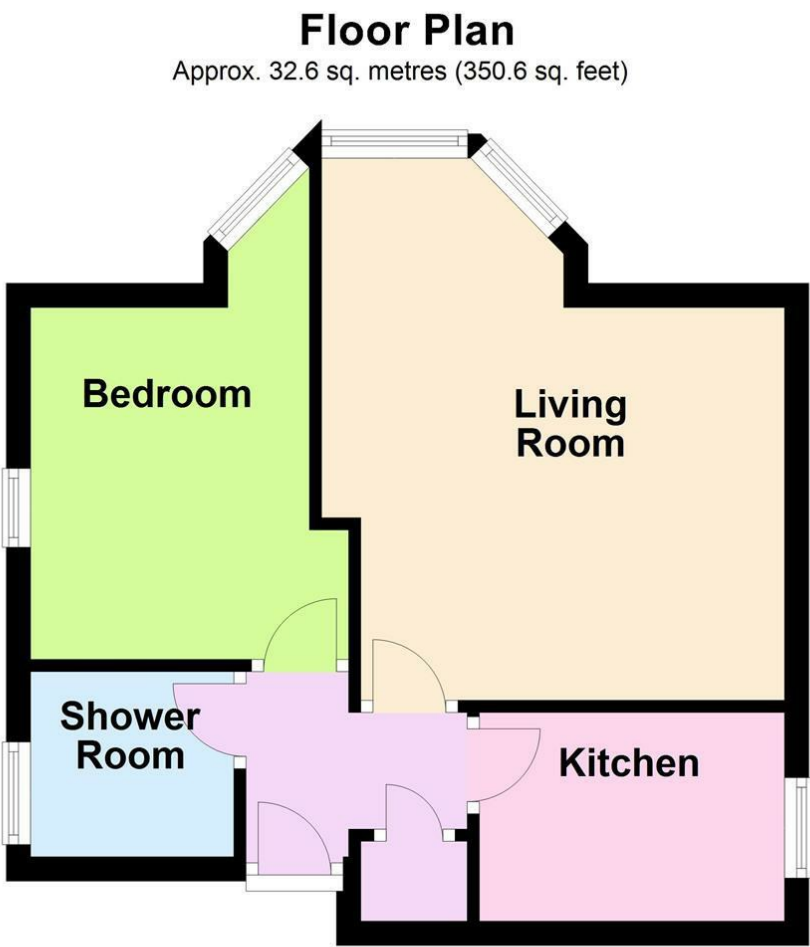
Annual Maintenance Charge - £2,288.36



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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Total area: approx. 32.6 sq. metres (350.6 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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) 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.