



Offers In Excess Of
£190,000
Leasehold

Broadwater Street East, Worthing

- Ground Floor Flat
- Favoured Broadwater Location
- 2 Double Bedrooms
- Lounge
- Kitchen
- EPC Energy Rating C (71)
- Communal Gardens
- Terraced Area

Robert Luff & Co are delighted to offer this spacious purpose built ground floor flat, ideally situated in this favoured Broadwater location with local shops, schools and mainline station nearby. Accommodation offers entrance hall, lounge, two double bedrooms, kitchen and bathroom. Other benefits include communal garden, resident parking and gas fired central heating. The property will be sold with a tenant in situ.

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

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Accommodation

Entrance

Double glazed frosted UPVC door to hallway.

Hallway

Coving, radiator, cupboard.

Lounge 14'9" x 14'1" (4.5 x 4.3)

Wood fire surround, double glazed window and door to terraced area leading to communal garden, TV point, coving.

Kitchen 9'10" x 7'6" max (3.01 x 2.3 max)

Wood fronted wall and base units, stainless steel sink unit with mixer tap and drainer inset to work surfaces, four ring gas hob, electric oven, extractor fan, space and plumbing for washing machine and fridge freezer, tiled splash back, double glazed window.

Bathroom

Panel enclosed bath with shower over, wash hand basin with mixer tap, low level flush W.C, radiator, tiled walls, frosted double glazed window, cupboard enclosed Baxi boiler.

Bedroom One 14'4" x 9'10" (4.37 x 3.0)

Double glazed window, coving.

Bedroom Two 13'11" x 9'10" (4.25 x 3.01)

Radiator, double glazed window, coving.



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

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Total area: approx. 65.9 sq. metres (709.5 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 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 CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.