



2



1



1



TBCC





## Key Features

- Beautifully presented ground floor flat
- Two well-proportioned double bedrooms
- Spacious and bright dual-aspect living room
- Fitted kitchen with space for appliances
- Bathroom with shower over bath and vanity unit
- Generous entrance hall with excellent storage
- Secure communal entrance with phone entry system
- Garage within compound with additional parking space
- Long lease offering peace of mind
- Council Tax Band B | EPC Rating C

We are delighted to offer this beautifully presented two double bedroom ground floor flat, set within a well-maintained purpose-built block in the highly sought-after Broadwater area. The property features a spacious interior, a long lease, and the rare benefit of a private garage within the compound, making it an excellent choice for both homeowners and investors alike.

Accessed via a secure communal entrance with a phone entry system, the property opens into a generous entrance hall with ample storage and convenient access to all rooms.

The accommodation comprises a bright and well-proportioned living room with dual aspect double glazed windows, creating a light and welcoming space. The kitchen is fitted with a range of units and includes a gas oven, cooker hood, space for white goods, and a cupboard housing the combi boiler.

There are two spacious double bedrooms, both benefiting from built-in storage, with the principal bedroom enjoying a peaceful rear aspect. The bathroom is fitted with a panel-enclosed bath with shower over, wash hand basin set within a vanity unit, and low-level WC.

Further benefits include double glazing throughout, a garage located to the rear of the block with additional parking space in front, and a long lease, enhancing the property's appeal and practicality.

### **Tenure**

Leasehold with 935 years remaining.

Service Charge: £2,500 per annum (paid monthly)



robertluff.co.uk

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

Robert  
Luff & Co



robertluff.co.uk

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

Robert  
Luff & Co

