



11 Meadway Court The Boulevard

, Worthing, BN13 1PN

Asking price £225,000

Leasehold Council Tax Band B

## Beautifully Presented GROUND FLOOR Flat in Sought-After Area

We are delighted to bring to the market this spacious and well-presented ground floor flat, situated in the ever-popular location. The property offers a secure entry system leading to a communal hall and welcoming entrance hall. The accommodation includes a bright and airy west-facing lounge, a modern fitted kitchen complemented by a separate utility room, and two generously sized double bedrooms. The bathroom has been recently re-fitted, providing a contemporary and stylish space.

This flat benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency. Outside, the property boasts access to a garage and beautifully maintained communal gardens.

The location is highly desirable, just a few minutes' walk from local shopping facilities and the mainline railway station, making it ideal for commuters. Local schools and bus services are within easy reach, and Worthing town centre, with its wide range of shops, restaurants, and amenities, is only a short drive away. The seafront is also close by, providing an excellent opportunity for coastal walks and leisure activities.

With a long lease of 999 years from 1958, this property is perfect for buyers seeking a well-maintained home in a prime location.

Service charge £1800pa (approx)

Contact us today to arrange a viewing or for further information.

### Communal Entrance Hall





Entrance Hall  
18'6 x 4'3 (5.64m x 1.30m)

Secure Entryphone system

Lounge Diner  
16'2 x 11'10 (4.93m x 3.61m)

Modern re fitted Shower Room  
8'1 x 7'1 (2.46m x 2.16m)

Kitchen Breakfast Room  
10'11 x 8'8 (3.33m x 2.64m)

Utility Room  
8'2 x 3'8 (2.49m x 1.12m)

Bedroom One  
12'2 x 12'8 (3.71m x 3.86m)

Bedroom Two  
12'1 x 10'5 (3.68m x 3.18m)

Garage number 11

Communal Gardens

Residents parking

Remainder of 999 Year lease

Service Charge approx £1800 PA



## Floor Plan



## Viewing

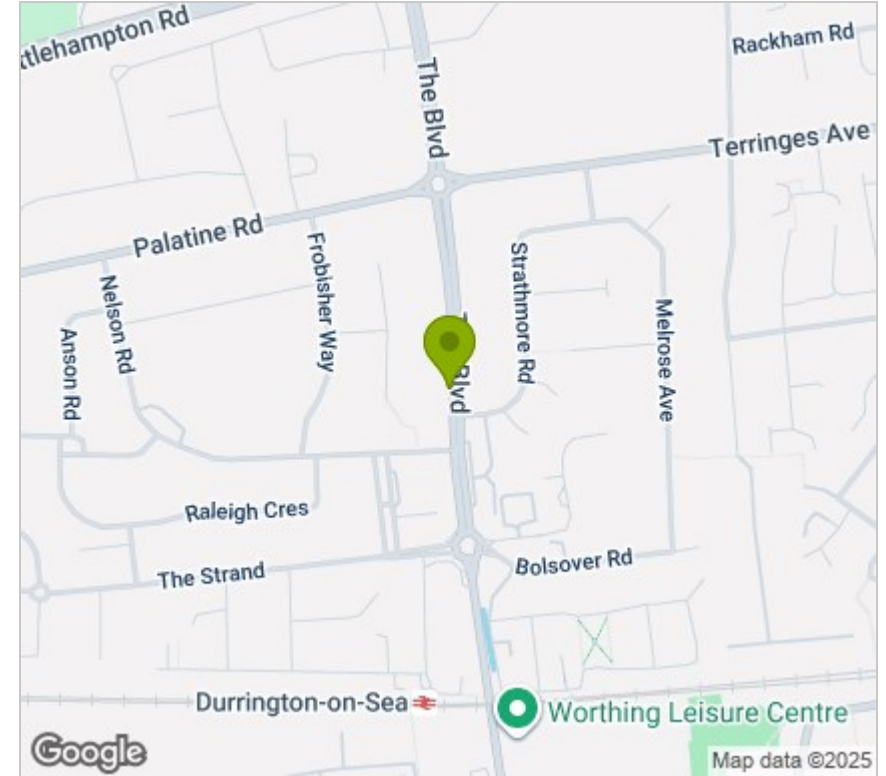
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



## Area Map



## Energy Efficiency Graph

