



## Meadway Court The Boulevard, Worthing, BN13 1PP

### Asking Price £215,000

John Edwards & Co is delighted to present this two bed first floor flat in Meadway Court, in the heart of the vibrant Strand shopping parade, close to Durrington train station, enabling easy access into London, Brighton, and Littlehampton, and just a short distance from Worthing's historic seafront and the famous Goring Gap Greensward. It's well serviced by local bus routes, and within the catchments of several prominent local schools.

The property comprises two double bedrooms, a living room, a fitted kitchen and utility area, a bathroom, a private garage, and resident parking (with permit). Further benefits include a long lease, and well-maintained communal gardens. It would ideally suit a first-time-buyer, or buy-to-let investor. Viewing is essential to fully appreciate all it has to offer.



## ENTRANCE HALL



The front door opens into the entrance hall, which has a laminate wood floor, a coved and skimmed ceiling with pendant lighting and a smoke detector, a radiator, the open entrance into the kitchen, and the doors into the living room, both bedrooms, the bathroom, and a good-sized airing cupboard featuring several linen shelves.

## LIVING ROOM



Bright and spacious living room which has a laminate wood floor, a coved and skimmed ceiling with pendant lighting, TV and power points, a radiator, and double-glazed windows to front aspect.

## KITCHEN



The kitchen features range of wall and base mounted cabinets, square-edged work surfaces with an inset sink and drainer, an integrated oven and grill and four burner electric hob with extraction unit over, and space and plumbing for a washing machine. There is a laminate wood floor, part-tiled walls, power points, a skimmed ceiling with pendant lighting, double-glazed windows to rear aspect, the door into the cupboard concealing the boiler presently servicing the property, and access into a utility area.

## UTILITY AREA



This convenient utility area features a vinyl floor, a skimmed ceiling with pendant lighting, a rolled top work surface, a wall mounted cabinet, space and plumbing for a washing machine, power points, and opaque double-glazed windows to rear aspect.



## BEDROOM ONE



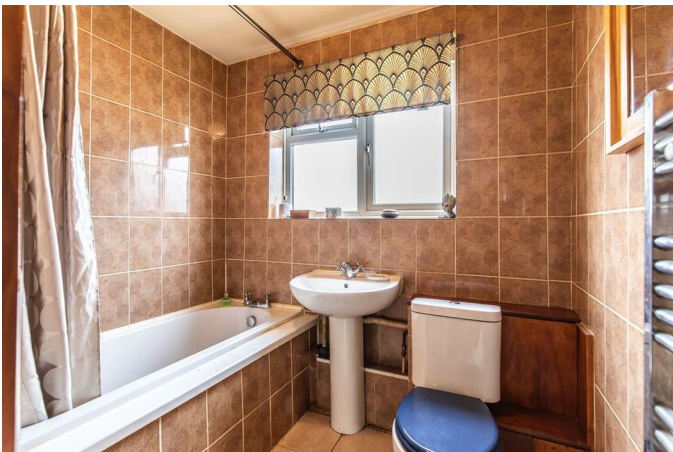
Generously sized double bedroom which has a carpeted floor, a textured ceiling with pendant lighting, a radiator, power points, some inbuilt wardrobes, and double-glazed windows to front aspect.

## BEDROOM TWO



Second good-sized double bedroom which has a carpeted floor, a coved and textured ceiling with pendant lighting, a radiator, power points, and double-glazed windows to rear aspect.

## BATHROOM



The bathroom features a three-piece suite

comprising a panelled bath with shower over, a pedestal hand wash basin, and a low-level WC. There is a tiled floor, tiled walls, a skimmed ceiling with central ceiling light, a heated towel rail, and opaque double-glazed windows to rear aspect.

## PARKING



The property also has the benefit of unallocated resident permit parking via permit situated at the front of the property.

## GARAGE



The private garage situated within the compound at the rear of the property has an up-and-over door, and a hardstanding floor.

## ESSENTIAL INFORMATION



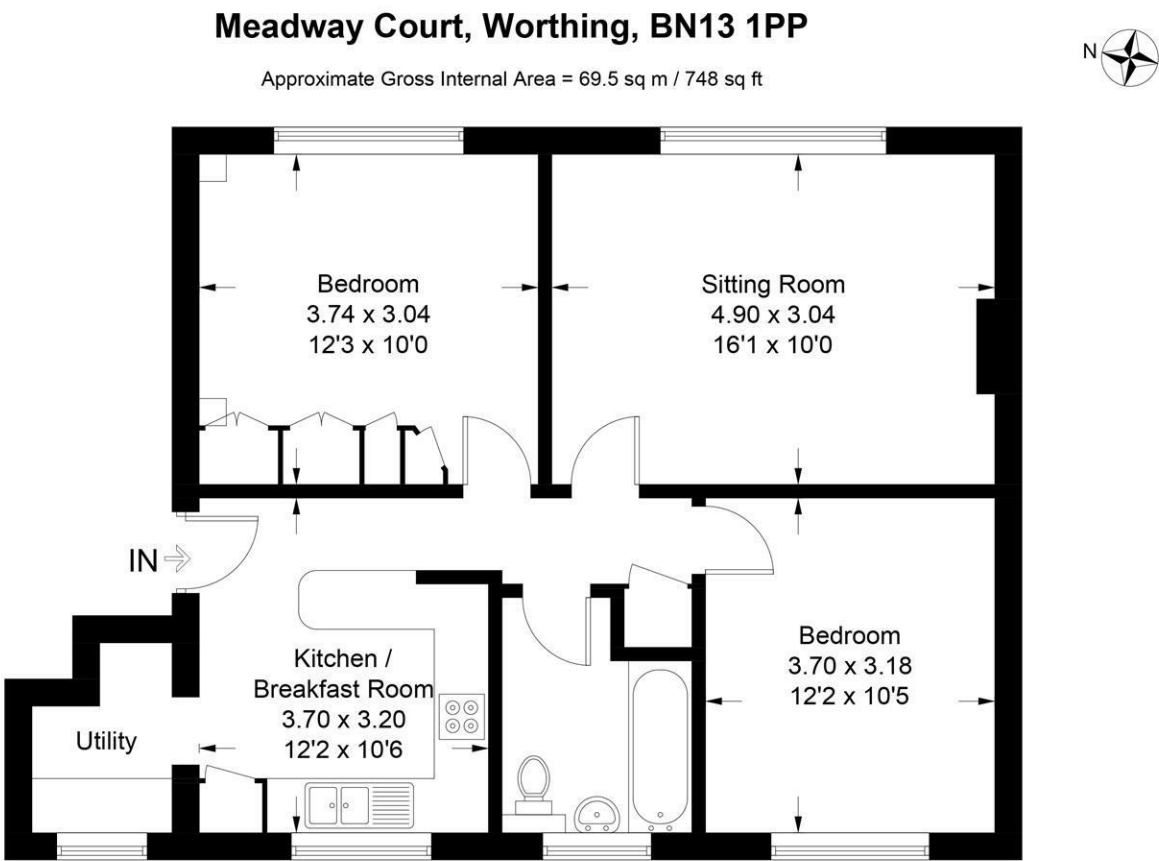
Tenure - leasehold

Lease length - 900+ years approx.

Ground rent - £90 per annum

Maintenance - Approx £1,800 per annum (to be confirmed)

Floor Plan



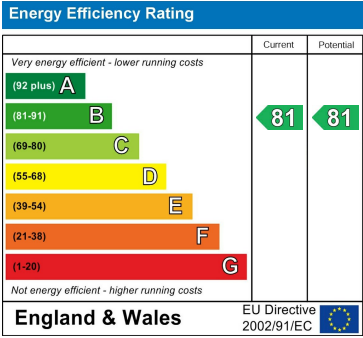
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025

Area Map



Energy Efficiency Graph



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