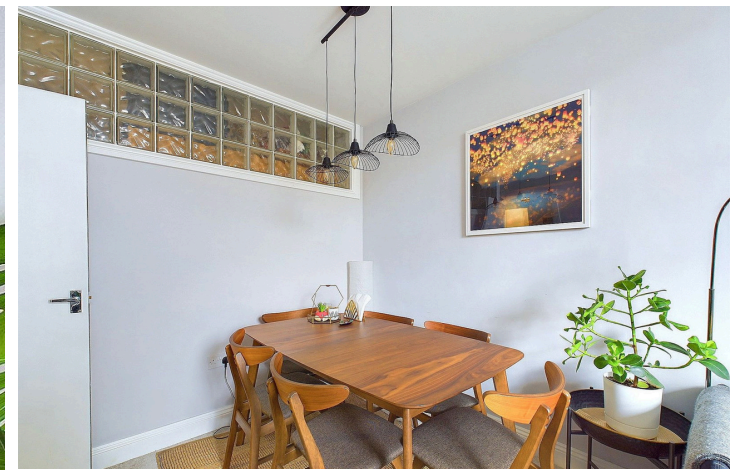




Broadwater Street West | Worthing | BN14 9BY
Guide Price £210,000



We are delighted to offer for sale this extremely spacious and well presented first floor apartment, situated in the popular location of Broadwater, close to local shops and amenities. The boasts two double bedrooms, spacious living room, dressing room/home office, modern fitted kitchen & bathroom and is sold with no ongoing chain.



Key Features

- First Floor Apartment
- Two Double Bedrooms
- Well Presented Throughout
- Modern Fitted Kitchen
- Separate Dressing Room/Office
- Ideal First Time Buy Or Investment
- Low Maintenance Charges
- Popular Broadwater Location
- Close To Local Shops, Amenities & Mainline Train Station
- No Ongoing Chain



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The apartments private front door opens into the welcoming entrance hall, which has access to all rooms, storage cupboards and space to hang coats and store shoes. Positioned at the front of the property is the east facing living room which has plenty of space to fit living room furniture and a family sized dining table. Positioned parallel is the main bedroom which measures a substantial 12'7" x 10'5", providing space for a large double bed alongside various other bedroom furniture, with the second double bedroom also generously sized and located at the rear of the property and facing west. The kitchen has been fitted with an array of modern grey gloss wall and floor mounted units, topped with dark marble effect laminated worktops to create a smart contemporary finish. There are multiple integrated appliances such as an oven/hob, dishwasher, fridge/freezer and an abundance of storage cupboards. The apartment offers an additional room which is the ideal space for either a walk in wardrobe/dressing room or even a home office and a storage cupboard positioned in the corner. The bathroom has been fitted with a full three piece suite including a bath with overhead shower, toilet and hand wash basin.

Tenure - Leasehold

Lease Length - 173 years remaining

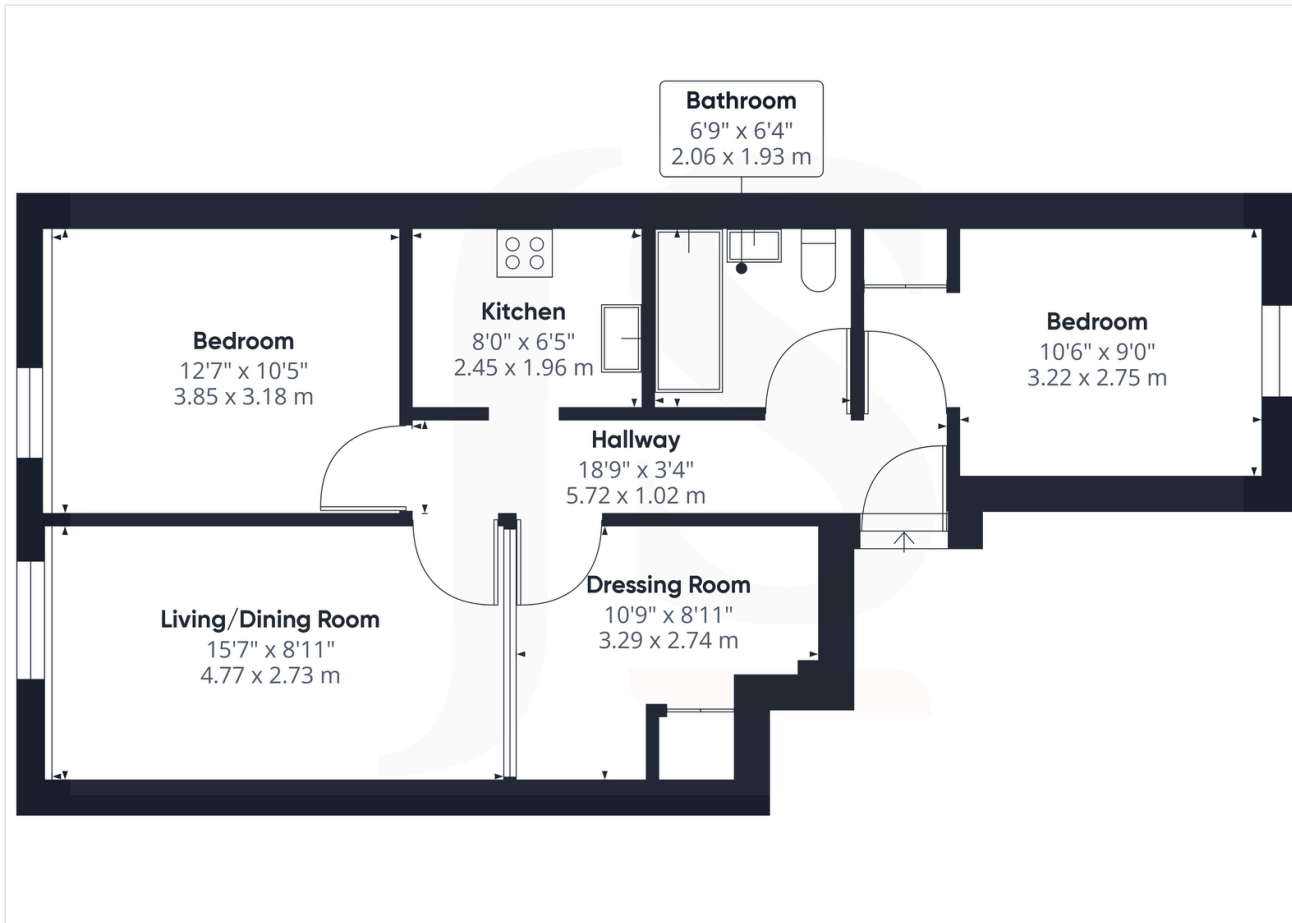
Maintenance - Paid as and when, split 50/50.

Ground rent - £50 per annum

LOCATION

In the popular residential area of Broadwater, the property is less than one mile to Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities. The nearest station is Worthing which is less than 0.8 miles away. Bus services run nearby and is positioned within a good school catchment area. Offering easy access to the A27 and A24, this accessible location is highly desirable.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area *as quoted by EPC: (tbc) SqFt

Tenure: Leasehold

Council tax band: B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.