



**Broadway Mansions | Brighton Road | Worthing | BN11 3EJ**  
**Offers Over £230,000**





Jacobs Steel are delighted to offer for sale this top floor apartment situated in the heart of Worthing town centre with sea views overlooking Steyne Gardens. This bright and spacious apartment comprises two double bedrooms, lounge with sea views, separate fitted kitchen and modern bathroom suite. Additional benefits include a new lease on completion and no onward chain.





## Key Features

- Spacious Top Floor Apartment
- Two Double Bedrooms
- Lounge With Sea Views
- Located Opposite Steyne Gardens
- Separate Fitted Kitchen
- Modern Bathroom Suite
- New Lease On Completion
- Town Centre Location
- Close To Shops, Seafront And Transport Links
- No Onward Chain



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

The front door leads to a hallway with a large storage cupboard and access to all rooms. There is a bright and spacious lounge measuring 14'08" x 08'02" with a large window providing sea views over the iconic Steyne Gardens, flooding the room with plenty of natural light. There are two double bedrooms measuring 17'09" x 09'08" and 16'09" x 10'03" with a porthole style window facing south. The fitted kitchen sits separately to the living room and consists of a variety of wood effect cabinets and drawers, along with contrasting laminate worktops. There is space and provisions for a freestanding cooker, washing machine and one further under counter appliance. A modern bathroom suite comprises of a white bath with a shower over, a close couple wc and a wash hand basin.

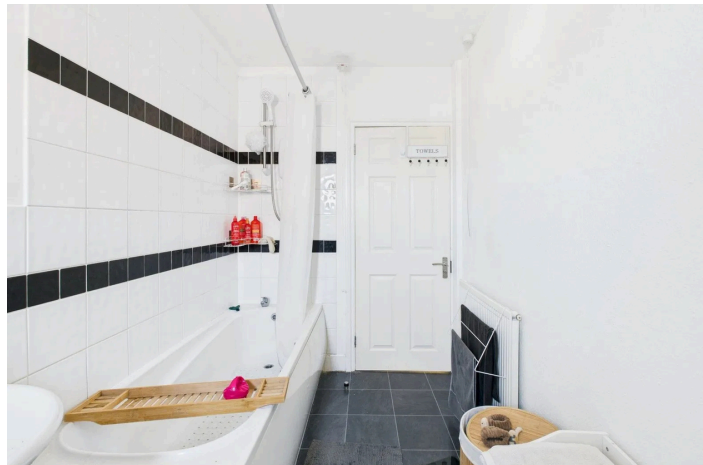
### TENURE

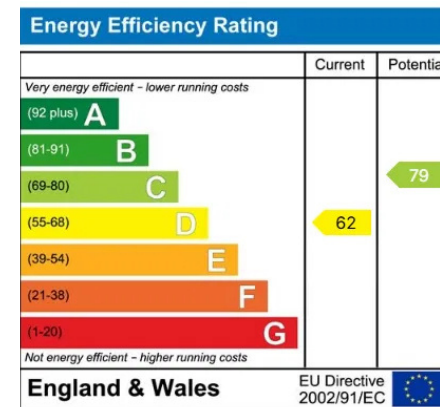
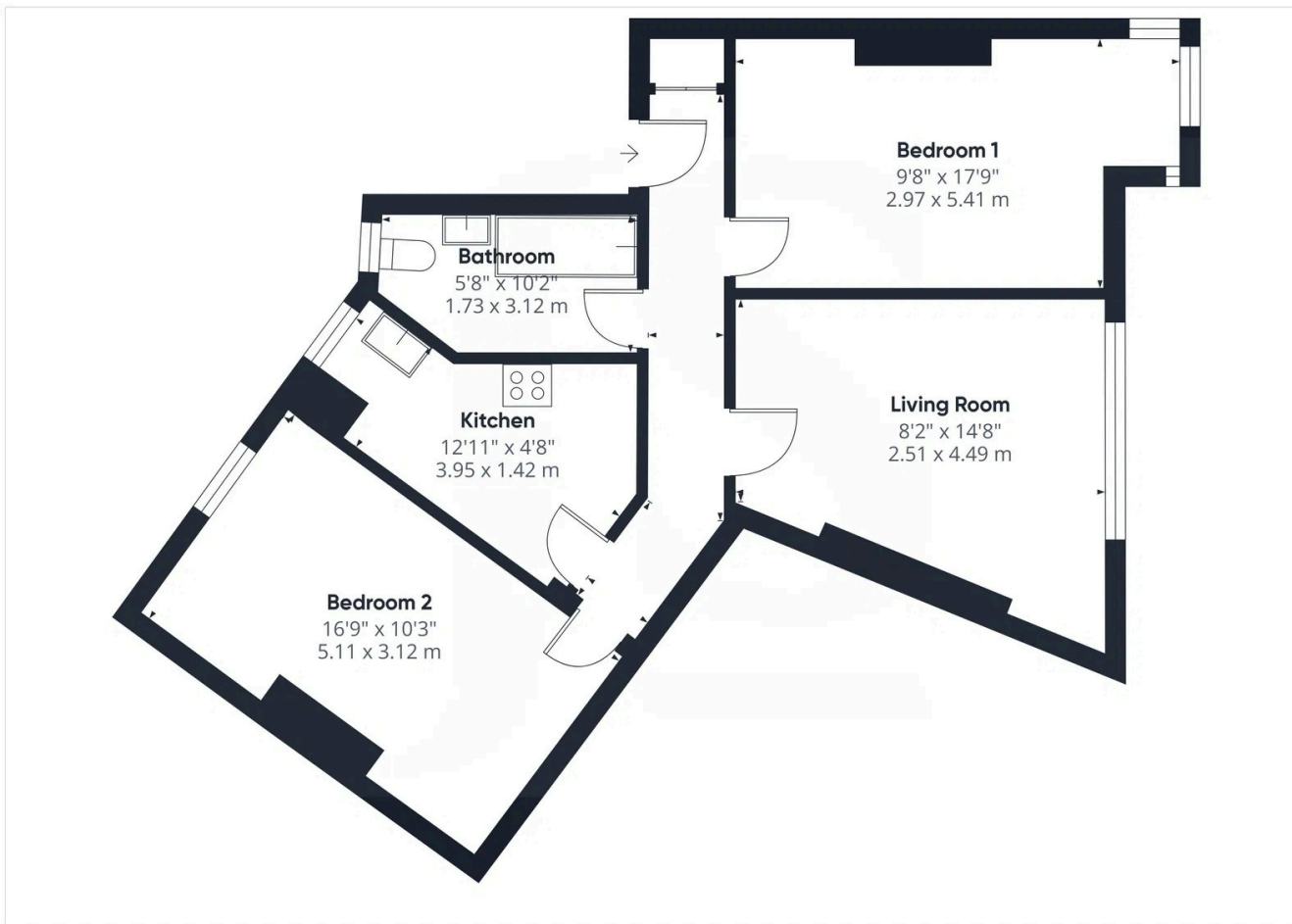
Tenure: Leasehold  
Lease Length: TBC  
Maintenance: TBC  
Ground Rent: TBC

Council Tax Band A

### LOCATION

Situated In one of Worthing's most sought-after locations in central Worthing approximately 150 metres from Worthing Seafront and positioned conveniently to the town centre, you'll be perfectly located to benefit from some of the best restaurants and cafes in the area. Close-by is the award-winning leisure centre, Splashpoint that boasts two swimming pools, spa and gym. There are also three parks and a sea-inspired children's playground all located next to Splashpoint. Commuters are also well served with Worthing train station's offering regular services along the coast and London.





## Property Details:

Floor area \*as quoted by EPC: 695 SqFt

Tenure: Leasehold

Council tax band: A

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.