



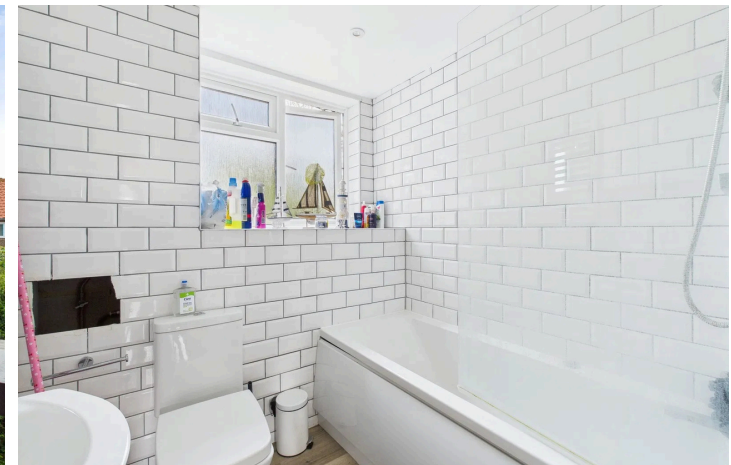
Sackville Road | Broadwater | Worthing | BN14 8BW

£240,000





We are delighted to offer for sale this spacious first floor apartment, situated in the popular area of Broadwater close to local shops, amenities and mainline train station. The apartment boasts two double bedrooms, large living room, modern fitted kitchen & bathroom, private east facing balcony and sold with no ongoing chain.



## Key Features

- First Floor Apartment
- Two Double Bedrooms
- Modern Fitted Kitchen
- Contemporary Bathroom Suite
- Private Balcony
- Ideal First Time Buy Or Investment
- Popular Broadwater Location
- Viewing Considered Essential
- Sold With No Ongoing Chain
- Close To Local Shops, Amenities & Mainline Train Station



**2 Bedrooms**



**1 Bathroom**



**1 Living Room**

### INTERNAL

The apartments private front door opens into the welcoming entrance hall with access to all rooms. Positioned at the front of the apartment and facing east is the living room, which measures a generous 16'3" x 11'7" plenty of room for both living and dining room furniture. Parallel is the modern kitchen, fitted with navy wall and floor mounted units topped with quartz style laminate worktops to create a smart contemporary finish. This room has space for a family sized breakfast table. The double bedrooms measure 9'6" x 11'7" and 15'1" x 10'4" comfortably fitting a large double bed alongside various other free standing furniture. The main bedroom provides access to the private east facing balcony, large enough for an outdoor table and chairs to enjoy the morning sun. The bathroom has been fitted with a three piece white suite including a bath with overhead shower, toilet and hand wash basin.

### TENURE

Tenure: Leasehold

Lease Length: 94 years remaining

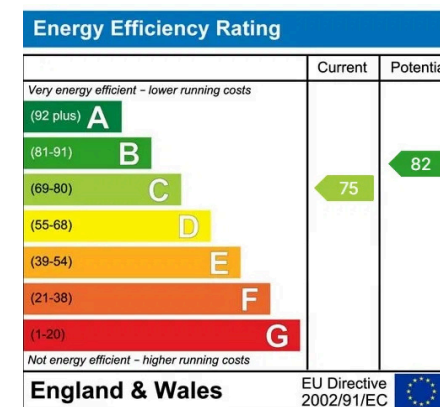
Maintenance: £804.56 per annum

Ground Rent: £2.50 per annum

Council Tax Band: B

### LOCATION

On the popular residential road of Sackville Road the property sits within easy reach of Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities approximately 0.7 miles away. The property is well connected to local mainline train stations including East Worthing 0.4 miles away and Worthing Central which is approximately 0.5 miles away with bus services run nearby.



## Property Details:

Floor area \*as quoted by EPC: 377 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.