



Bridge Road | Broadwater | Worthing | BN14 7BU

£210,000



We are delighted to offer for sale this rarely available ground floor garden apartment situated down this quite and residential road, close to local shops, amenities and mainline train station. The property boasts it's own private entrance, one double bedroom, south facing living/dining room, fitted kitchen & bathroom, private south facing garden and sold with no ongoing chain.



Key Features

- Ground Floor Garden Apartment
- One Double Bedroom
- Fitted Kitchen
- Private Entrance
- Private South Facing Garden
- Freehold
- Ideal First Time Buy Or Investment
- Close To Local Shops & Amenities
- Less Than 150 Metres From Worthing Station
- No Ongoing Chain



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

The apartment's private front door is located to the side of the development and opens into a practical utility area. Positioned at the front of the property, the generously sized double bedroom measures 11'10" x 11'10" and easily accommodates a large double bed along with additional freestanding furniture. To the rear of the apartment is the living room, which benefits from double-glazed French doors opening onto the south-facing rear garden. This versatile space can be thoughtfully arranged to accommodate both living and dining areas. The kitchen is fitted with a range of floor-mounted units, offering ample storage and space for multiple white goods. The bathroom includes a full-size bath with an overhead shower, as well as a toilet and hand wash basin, completing the accommodation.

EXTERNAL

The apartment benefits from a private south facing rear garden. The garden has been laid with lawn and has multiple planted shrubs and hedges lining the boundaries to create a private secluded space to enjoy.

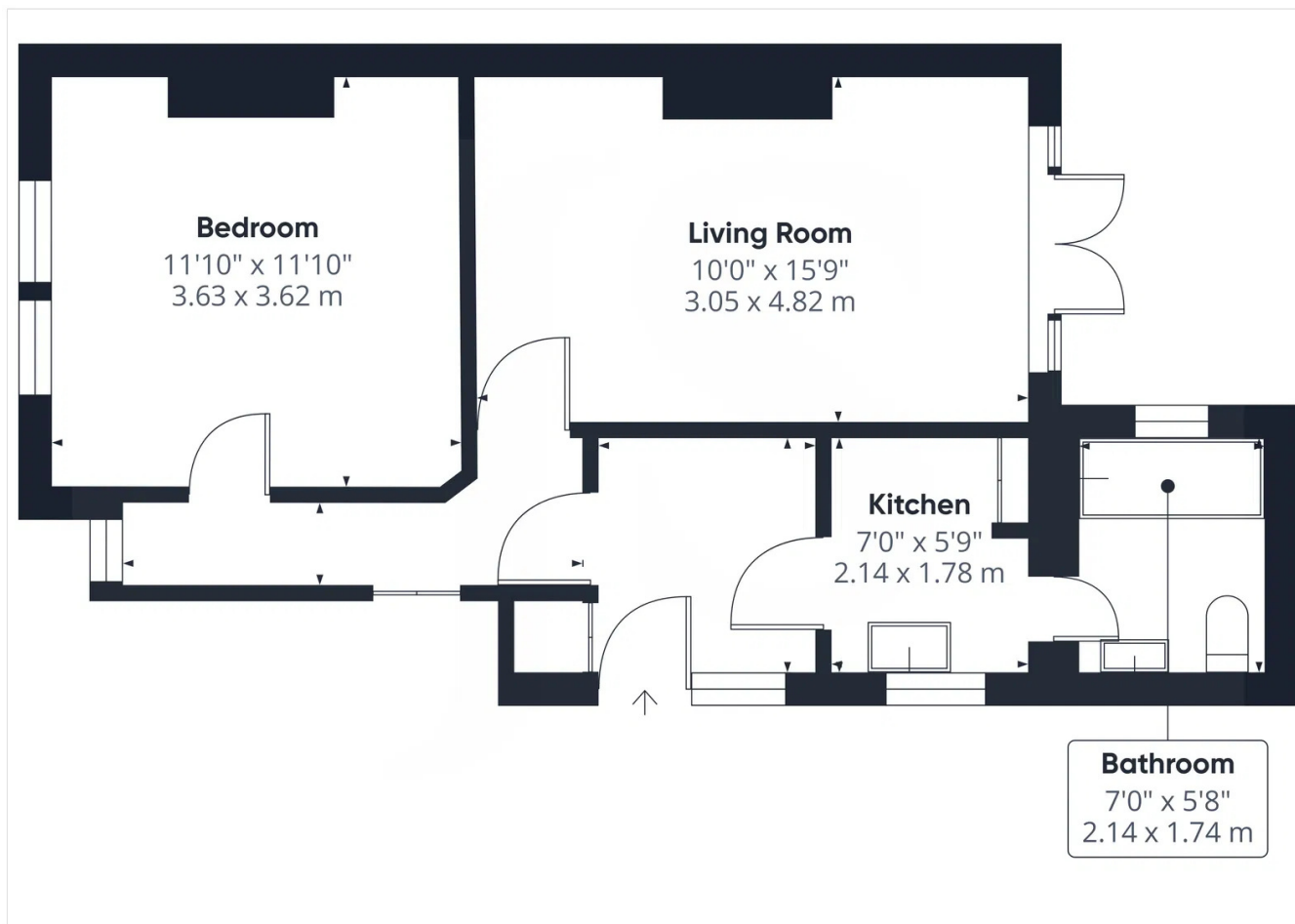
LOCATION

Situated In close proximity to Worthing Town Centre allowing easy access to a wide range of shops, pubs, restaurants and leisure facilities. Worthing seafront promenade can be found approximately 1 mile from the property, the perfect place for a walk along the seafront or to stop for some fish and chips. Worthing Central line railway station is approximately 150 metres away and offers links to both London and Brighton. If you should prefer to travel by bus you so also have good access to a range of bus routes which will take you to the near by districts. Worthing Hospital is located in close proximity approximately 1 mile away.

Tenure Freehold

Maintenance 50/50 split between both apartments





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property Details:

Floor area *as quoted by EPC: tbc

Tenure: Freehold

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.