



**Residential Flat**

**1 Bedroom Flat**

**RENT: £950 PCM**

Well Presented  
First Floor Flat To  
Let in Popular  
Location

- + Situated In Popular Broadwater Within Neighbourhood Shopping Parade
- + Unfurnished & Presented In Excellent Internal Condition
- + Nearby Amenities Include Shops, Recreational Park, Public Houses, Junior & Senior Schools, Colleges and Churches
- + Superb Transport Links In & Out Of Worthing
- + Available for Immediate Occupation
- + Comprising of Lounge, Kitchen, Bathroom & Bedroom



## Location

Worthing is one of the largest towns in West Sussex with a population in excess of 105,000 and a catchment population in excess of 500,000 within a 20 mile radius. The premises are situated in a prominent location on Broadwater Street West a popular and well established shopping parade situated approximately 2 miles to the north of Worthing town centre on one of the main arterial routes into the town. Other occupiers within the local vicinity include Starbucks, KFC, Dominos Pizza, Tesco Express and Costa Coffee. There are also a number of independent retailers, office users and public amenities situated close by. The parade also benefits from high footfall from Northbrook and Worthing Sixth Form Colleges which are located close by.

## Description

The entrance hallway leads up a carpeted staircase to the following rooms:

**Kitchen** (8.38 ft x 8.74 ft) equipped with ample storage, fitted worktops, sink and a washing machine. There is no fridge freezer, this will need to be supplied by the incoming Tenant.

**Bathroom** (4.99 ft x 6.52 ft) comprises of a white bath and overhead shower, sink & towel rail, The bathroom is fully tiled, lino flooring with a UVPC window. The bathroom has a separate WC.

**Bedroom** (10.41 ft x 9.15 ft) a bright double bedroom, overlooking the rear of the property. Bedroom includes a built-in wardrobe, carpeted flooring & a UVPC window.

**Lounge** (13.12 ft x 15.16 ft) comprises of two large UVPC double glazed windows overlooking Broadwater Street West. Carpeted flooring & a decorative fireplace.

## Accommodation

Floor / Name	SQ FT	Measurements
Lounge	199	13'12" x 15'16"
Kitchen	72	8'3" x 8'7"
Bedroom	95	10'4" x 9'1"
Bathroom	32	5' x 6'5"
WC	10	2'7" x 3'9"
<b>Total</b>	<b>408</b>	

## Summary

- + **Rent**- £950 pcm
- + **Council Tax Band** – A
- + **Term** - 6 Month AST
- + **EPC** - D
- + **Condition** – Unfurnished

## Viewing & Further Information

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