



7 Manor Field Court Broadwater Road, Worthing, BN14 8HX
Guide Price £200,000

and company
bacon
Estate and letting agents



Self contained with private front door, this purpose built ground floor flat has two double bedrooms and a small courtyard garden. Located in the heart of Broadwater, the property is situated within a few hundred yards of the shopping thoroughfare. The accommodation consists of a private entrance, entrance hall, lounge, modern kitchen, two double bedrooms modern shower room and separate w/c. Externally there is a small courtyard garden providing some outside space. Cash buyers only.

- Two Double Bedroom Flat
- Private Entrance
- Ground Floor Flat
- Sought After Broadwater
- Courtyard Garden
- No Onward Chain
- Redecorated & Recarpeted
- Double Glazed Windows





Private double glazed Upvc front door leading to:

ENTRANCE HALL

Radiator. Two storage cupboards one being shelved.

LOUNGE

4.98m x 3.81m (16'4 x 12'6)

Contemporary gas fire. Alcove with fitted shelves. Radiator. Double glazed window.

KITCHEN

3.35m x 2.64m (11' x 8'8')

Part tiled. Modern fitted kitchen comprising of roll top work surfaces with inset stainless steel single drainer sink unit. Range of base units comprising cupboards and drawers. Matching eye level wall units. Integrated fridge freezer.

Fitted double oven. Electric hob with extractor cooker hood over. Space and plumbing for washing machine. Fitted breakfast bar. Tiled floor. Double glazed window. Double glazed door leading out to small courtyard.

BEDROOM 1

4.27m x 3.86m (14' x 12'8)

Double aspect with double glazed windows. Radiator. Matching bedroom furniture comprising wardrobes, drawer unit and bedside cabinets.

BEDROOM 2

3.89m x 2.62m (12'9" x 8'7")

Double glazed windows. Radiator.

BATHROOM/SHOWER ROOM

Walk in shower unit with glazed screen. Chrome

shower unit. Pedestal wash hand basin. Wash hand basin. Radiator. Double glazed window.

SEPERATE WC

Low level suite. Double glazed window.

OUTSIDE

SMALL OUTSIDE COURTYARD

Fenced and providing small outside area.

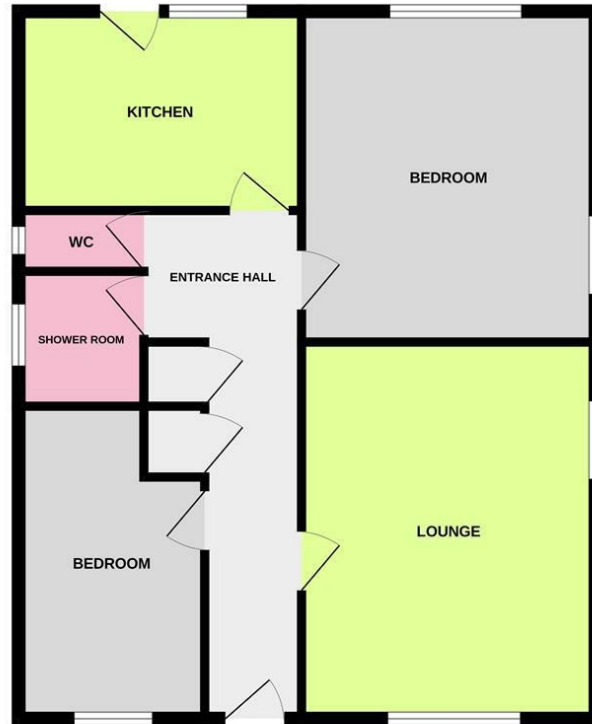
Required Information

Council tax band: B


Version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

