



7 Broadwater Boulevard Flats, Worthing, BN14 8JF  
Guide Price £180,000



A very well presented one bedroom second floor apartment situated in the heart of Broadwater with balcony and views of St Mary's church. The accommodation briefly comprises of an communal entrance, entrance hall, lounge/dining room, kitchen, one double bedroom and a private balcony. Externally the property benefits from having non allocated parking and being sold chain free. The property has had major work carried out including new roof, new communal windows, new fire door & intercom system.

- Broadwater Village
- One Bedroom
- Balcony
- Lounge/Dining Room
- Viewings Essential
- Lease Is Being Extended



### Communal Entrance

Intercom system. Accessed via a communal door. Stairs rising to the first floor landing.

### Entrance Hall

Access via wooden front door. radiator. built in airing cupboard.

### Lounge/Dining Room

4.9 x 3.2 (16'0" x 10'5")  
Dual aspect via double glazed windows and door leading to the private balcony. electric radiator.

### Kitchen

3.6 x 1.9 (11'9" x 6'2")  
A fitted suite comprising of a one and a half bowl sink drainer unit with mixer taps and storage below. Areas of roll top worksurfaces with additional cupboards and drawers below. matching shelved wall units. space for freestanding washing machine, fridge and freezer. Built in single oven with four ring electric hob and extractor over. double glazed window.

### Double Bedroom

3.91m x 3.30m (12'10" x 10'10")  
Double glazed window. electric radiator. space for freestanding wardrobes.

### Bathroom

A fitted suite comprising of a panelled bath with mains power shower and shower screen. Low level flush W.C. Pedestal wash hand basin with mixer taps. towel rail. frosted double glazed window.

### East Aspect Balcony

East facing with views of St Mary's church.

### Residents Parking

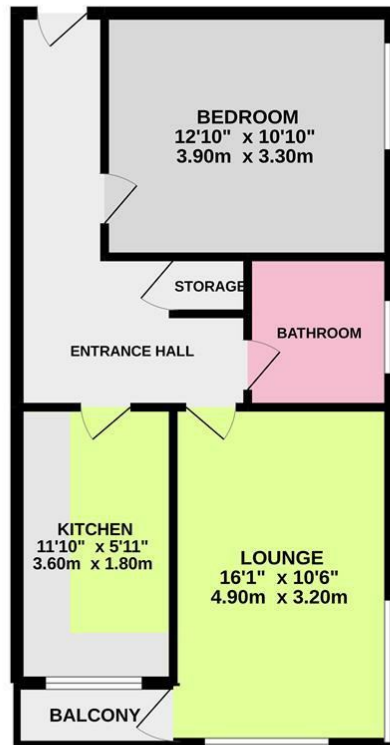
Non allocated residence parking spaces on a first come-first serve basis.

### Required Information

We have been advised by the seller of the following. We recommend speaking to your legal representative to confirm accuracy.

Length of lease: 84 years remaining but the seller is in the process of looking into extending the lease  
Annual service charge: £1,500 per year but currently paying £3,000 per year due to major works, roof etc  
Service charge review period: To be confirmed.  
Annual ground rent: £300 per year.  
Ground rent review period: To be confirmed.  
Council tax band:A

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			74
(55-68) <b>D</b>			
(39-54) <b>E</b>		30	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.



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