



18a Kingsland Road, Worthing, BN14 9EB  
Guide Price £225,000

and company  
**bacon**  
Estate and letting agents



A ground floor one bedroom flat with a private garden in popular Broadwater. The accommodation includes as follows; Communal entrance, Lounge, Inner hall, kitchen/breakfast room, utility room, double bedroom and bathroom/WC. The property benefits from gas heating and has a private southerly aspect rear garden The property will have a brand new lease.

- Ground Floor Flat
- Broadwater Location
- South Facing Rear Garden
- One bedroom
- Kitchen/Breakfast Room
- Utility room
- Off Road Parking
- New Lease





### Communal Entrance

Door and communal hall with front door to:

### Lounge

4.27m x 3.81m (14'0 x 12'6)

Double radiator, coved ceiling, double glazed bay window to front, part glazed door to:

### Inner Hall

Radiator, door to:

### Bedroom

3.81m x 3.05m (12'6 x 10'0)

Radiator, double glazed window.

### Kitchen/Breakfast Room.

3.91m x 3.35m (12'10 x 11'0)

Range of worktop surfaces with cupboards and drawers under incorporating a single drainer sink unit, matching wall cupboards, space used

for cooker, radiator, sash window, space used for table and chairs.

### Utility Room

3.35m x 1.60m (11'0 x 5'3)

Double glazed window and door to rear garden, sink with space used for washing machine and fridge freezer, cupboard housing gas fired boiler, radiator, door to:

### Bathroom/WC

Comprising bath with shower attachment, pedestal wash hand basin, low level flush WC, radiator, double glazed window to front, part tiled walls.

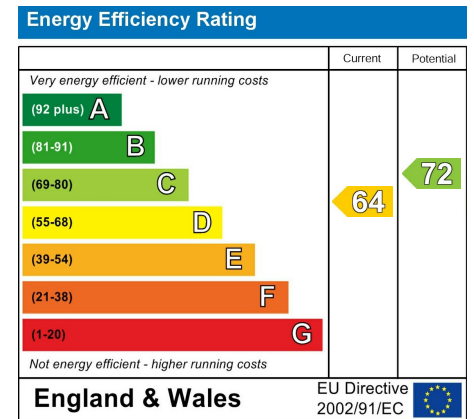
### Rear Garden

Of popular SOUTHERLY aspect and enclosed by fencing.

### Parking

Off road Parking at the front





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.

