



7 Alfriston House Broadwater Street East, Worthing, BN14 9AE
Guide Price £125,000



We are delighted to offer for sale this well presented studio apartment in the heart of Broadwater, being close to all local amenities and having the added benefit of parking available on a first come first serve basis.

In brief the property consists of a modern fitted bathroom, a separate kitchen area with space for utilities and a large studio room with a fitted storage space, the property is also being sold chain free and will have the added benefit of a new lease upon completion.

- First Floor Studio Apartment
- New Lease Upon Completion
- No Onward Chain
- Modern Fitted Kitchen & Bathroom
- Close To Local Amenities
- Fitted Storage Space
- Parking Available On First Come First Serve Basis
- Viewing Highly Recommended



Entrance Hallway

2.13m x 0.89m (7 x 2'11)

PVCU double glazed front door, carpeted floor, wall mounted cupboard housing electric fuseboard & meter, textured ceiling with single light fitting.

Studio Room

5.00m x 4.52m (16'5 x 14'10)

Carpeted floor, single night storage heater, PVCU double glazed window, television point, various power points, textured ceiling with single light fitting, a range of fitted storage cupboards with various hanging rails and further cupboards above.

Modern Fitted Kitchen

2.29m x 1.85m (7'6 x 6'1)

Vinyl floor, square edge laminate work surfaces with cupboards below and matching eye level cupboards with a high white gloss finish, space

for oven, space for undercounter fridge freezer, space for washing machine, tiled splashbacks, inset stainless steel single drainer sink unit, PVCU double glazed window, skimmed ceiling with single light fitting, wall mounted gas water heater.

Modern Fitted Bathroom

2.29m x 1.55m (7'6 x 5'1)

Vinyl floor, low flush WC, pedestal hand wash basin with vanity unit below and mixer tap, panel enclosed bath with shower attachment above, part tiled walls, PVCU double glazed obscured glass window, wall mounted electric panel heater, textured ceiling with single light fitting.

Externally

Parking available on a first come first serve basis.

Lease Information

Lease : New Lease Upon Completion - (131 Years)

Maintenance : £600pa

Ground Rent : £12pa

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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.



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