



Flat 9 Woodsdale Court, Worthing, BN14 8JQ  
Asking Price £190,000



A well presented one double bedroom first floor flat with allocated parking located in the popular area of Broadwater. Accommodation briefly comprises; communal entrance hall with door to hallway, lounge/dining room. kitchen, double bedroom and a bathroom/w.c. Externally the home offers an allocated parking space and communal gardens surround the development. Benefits include double glazed windows. electric heating and is being offered with recently renewed lease. Viewing highly recommended.

- Broadwater location
- Long Renewed Lease
- First Floor Flat
- Lounge
- Fitted Kitchen
- Double Bedroom
- Bathroom/WC
- Allocated Parking/ Vendor Suited



### Communal Entrance

staircase to first floor.

Front door to:

### Entrance Hall

Recessed shelved cupboard, radiator, security entry phone.

### Lounge

4.39m x 3.45m (14'5 x 11'4)

Double glazed window to rear, radiator.

### Kitchen

3.45m x 2.01m (11'4 x 6'7)

Range of worktop surfaces with cupboards and drawers under incorporating a single drainer sink unit and four ring hob with oven under and extractor and canopy over, space used for washing machine and fridge freezer, range of matching wall cupboards and part tiled walls.

### Bedroom

3.91m z 3.66m (12'10 z 12'0)

Double glazed window to rear, double recessed wardrobes.

### Bathroom/WC

Suite comprising panelled bath with shower over, low level flush WC, pedestal wash hand basin, radiator.

### Parking

Allocated car parking space and visitor parking at the rear.

### Communal Gardens

Well maintained gardens.

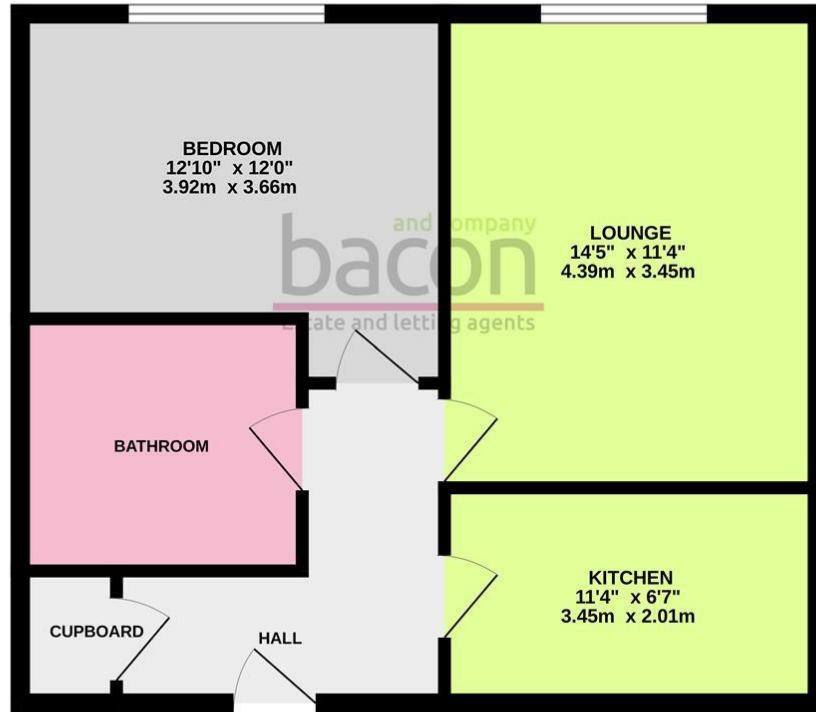
### Outgoings and Lease

Lease - 159 Years Unexpired

Maintenance: £1700 per annum

Ground Rent: £0

FIRST FLOOR



TOTAL FLOOR AREA : 527sq.ft. (49.0 sq.m.) approx.  
 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>	78	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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.

