



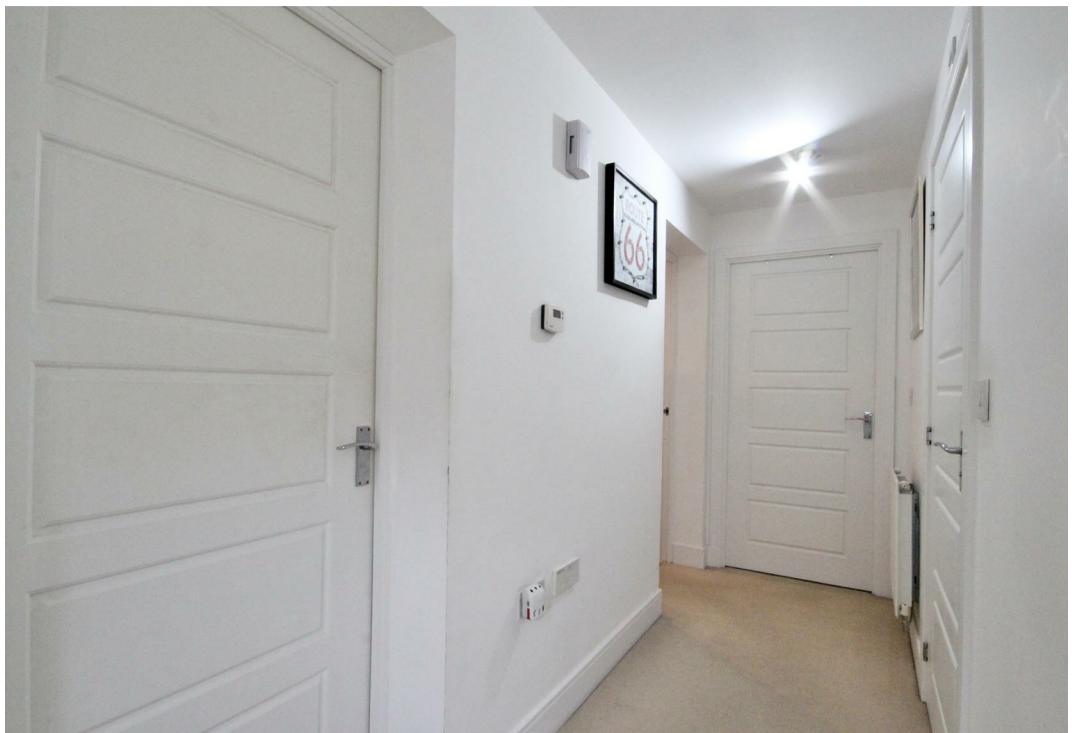
17 Sanditon Way, Worthing, BN14 9FF
Offers Over £250,000

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Modern first-floor apartment with two double bedrooms, private parking & long lease. Built in 2013, this stylish and well-presented first-floor apartment offers bright, open-plan living, perfect for modern lifestyles. Conveniently located within walking distance of Broadwater Village's shops, cafes, and Hill Barn Recreation Ground, it combines comfort with a prime location. The accommodation includes a secure, well-maintained communal entrance, a private hallway with a built-in storage cupboard, two double bedrooms, a fitted kitchen with integrated appliances, a south-facing living/dining area and a modern bathroom suite. Surrounded by landscaped communal gardens with mature trees, the property also benefits from private parking, visitor spaces and a bike store. Additional features include uPVC double glazing, gas central heating, a 143-year lease and no onward chain. Ideal for professionals, first-time buyers, or anyone seeking a low-maintenance, stylish home.

- Modern First Floor Apartment
- Two Double Bedrooms
- 21ft South Aspect Lounge/Kitchen/Diner
- Modern Fitted Kitchen & Bathroom
- Allocated Parking Space & Ample Visitors Parking
- Bike Shed
- 143 Year Lease





Communal Entrance

Secure entry telephone. Well maintained communal areas and stairs to first floor. Personal door to:

Entrance Hall

Double glazed window. Radiator. Entry telephone. Storage cupboard. Central heating thermostat. Levelled ceiling.

Open Plan Lounge/Kitchen/Diner

6.40m x 3.71m (21' x 12'2)
South aspect double glazed window to front. Radiator. Space for lounge & dining room furniture. Levelled ceiling.

Kitchen Area

Roll edge work surfaces incorporating stainless steel sink with mixer tap and drainer. Four ring gas hob with stainless steel splashback and concealed extractor over. Fitted oven/grill

below. Integrated fridge/freezer and washing machine. Range of matching cupboards, drawers and wall units. Cupboard housing wall mounted gas boiler.

Bedroom One

3.89m x 3.00m (12'9 x 9'10)
South aspect double glazed window. Radiator. Levelled ceiling.

Bedroom Two

3.71m x 2.82m (12'2 x 9'3)
Double glazed window. Radiator. Levelled ceiling.

Bathroom

Panelled bath with tiled surround, glass shower screen, mixer tap and wall mounted shower. Pedestal wash hand basin. Low level flush w/c. Ladder style towel radiator. Part tiled walls. Vinyl flooring. Levelled ceiling. Inset spotlights. Extractor fan.

Allocated Parking Space

Number 33. Located to the rear of the development. Ample visitors parking also available.

Communal Gardens & Grounds

Well maintained communal gardens and ground surround the development.

Required Information

Length of lease: 143 years
Annual service charge: £1,544
Service charge review period: Per annum
Annual ground rent: £125
Ground rent review period: TBC

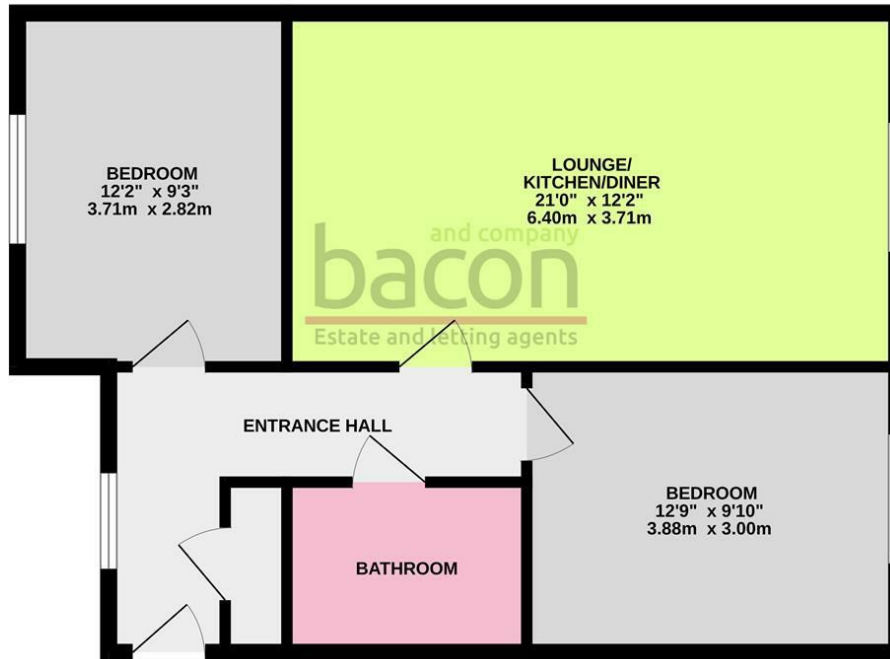
Council tax band: C

Version: 1

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



FIRST 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	83	83
(69-80) C		
(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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