



19a Broadwater Street West, Worthing, BN14 9BT
Guide Price £195,000

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Nestled in the heart of Broadwater, Worthing, this charming flat on Broadwater Street West offers a delightful blend of comfort and modern living. With one spacious bedroom and a well-appointed luxurious open plan Kitchen / Living room, this property is perfect for individuals or couples seeking a tranquil retreat in a vibrant community.

The south-facing terrace invites an abundance of natural light, making the space feel warm and inviting throughout the day. The cleverly designed layout ensures that the flat feels deceptively spacious, providing ample room for both entertaining guests and enjoying quiet evenings at home.

Do not miss the chance to make this delightful flat your new home. With its modern features and prime location, it is sure to attract interest. Arrange a viewing today to experience all that this property has to offer.

- South Aspect Terrace
- Luxurious Open Plan Kitchen / Living Room
- One Double Bedroom
- Long Lease
- Popular Broadwater Location
- PVCU Double Glazed & Gas Central Heated Throughout
- Modern Fitted Bathroom
- Deceptively Spacious Throughout





Communal Entrance

Accessed via a security entry phone system. Private storage cupboard. Stairs leading to the rear of the development.

Entrance Hall

Accessed via a engineered oak front door. Skylight. Built in storage cupboard housing the boiler. Radiator. Levelled and coved ceiling.

Open Plan Kitchen/Lounge

22'9" x 13'9"

Kitchen Area

A contemporary fitted suite comprising of a single sink drainer unit with mixer taps and storage below. Areas of square edge worksurfaces with additional cupboards and drawers below. Matching shelved wall units. Built in single oven with four ring hob and extractor over. Built in washing machine, slimline dishwasher and fridge/freezer. Breakfast bar area. Levelled and coved ceiling with inset spotlights.

Lounge Area

South aspect via double glazed bi-folding doors leading out to the full length balcony. Glass bricks providing additional light. Radiator. Levelled and coved ceiling with inset spotlights.

South Aspect Roof Terrace

Being a true feature of the home this South aspect balcony is accessed by both the lounge and bedroom via bi-folding doors. Space for table and chairs.

Bedroom

15'0" x 10'8"

South aspect via double glazed South aspect by-folding doors giving access to the balcony. Space for freestanding wardrobes and drawers. Radiator. Levelled and coved ceiling.

Bathroom

A truly stunning fitted suite comprising of a feature freestanding bath, vanity unit wash hand basin with mixer taps and storage below. Step in shower with a

mains powered shower and attachments. Low level flush W.C. Wall mounted chrome ladder towel rail. Shaver point. Skylight. Levelled and coved ceiling with inset spotlights.

Communal Gardens

Enclosed communal gardens with bike storage. Bin are located to the side of the building.

Lease & Maintenance

Lease - approx 114 years remaining.

Maintenance - Between £600-£1,000 every 6 months.

Ground Rent - £150 per annum

Council Tax: Band A

Draft version: 1


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

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	79	79
(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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