



Flat 2 98 Southfield Road, Worthing, BN14 9EG
Guide Price £225,000

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A two bedroom first floor flat situated within the sought after catchment area of Broadwater, close to local shops, schools and mainline station. The accommodation consists of a shared entrance, entrance hall, first floor landing, lounge, kitchen, two bedrooms, bathroom/w.c and private section of rear garden.

- Two Bedroom First Floor Flat
- South Facing Rear Garden
- Double Glazed Windows
- Gas Central Heating
- Broadwater Catchment Area
- Fitted Kitchen & Bathroom
- Close To Local Shops
- No Onward Chain





Shared Entrance

Accessed via a double glazed front door. Inner private door to flat.

Entrance Hall

Staircase to first floor landing.

First Floor Landing

5.56m x 0.86m (18'3 x 2'10)

Radiator. Central heating thermostat. Carpeted. Levelled ceiling with access to loft space. Doors to all rooms other than bedroom two.

Lounge

3.99m into bay x 3.20m (13'1 into bay x 10'6)

Triple aspect via a North, East and West aspect double glazed bay window. Radiator. Carpeted. Levelled ceiling.

Kitchen

2.54m x 2.44m (8'4 x 8'0)

Fitted suite comprising of a single drainer sink unit

having mixer taps and storage cupboards below. Areas of roll top work surfaces offering additional cupboard and drawers below. Matching shelved wall units. Inset four ring electric hob with fitted oven and grill below and extractor hood over. Space for washing machine and two further appliances. Part tiled walls. Wood effect vinyl flooring. Wall mounted central heating boiler. Levelled ceiling with spotlights. South aspect double glazed window.

Bedroom One

4.83m x 2.69m (15'10 x 8'10)

South aspect via double glazed window. Radiator. Built in wardrobe. Carpeted. Levelled ceiling.

Bedroom Two

2.46m x 2.34m (8'1 x 7'8)

North aspect double glazed window. Built in wardrobe. Carpeted. Levelled ceiling.

Bathroom/W.C

1.88m x 1.42m (6'2 x 4'8)

Fitted suite comprising of panelled bath with twin hand grips with shower attachment. Pedestal wash hand basin. Push button w.c. Majority tiled walls. Radiator. Tile effect vinyl flooring. Levelled ceiling with extractor fan. Obscure glass double glazed window.

Private Rear Garden

South facing. Rear section of the rear garden accessed via a side alleyway with gate to the garden section. Paved and concrete patio areas and decorative shingle. The garden is walled.

Lease & Maintenance

Lease: 99 years from 14 December 2006

Ground Rent: Peppercorn

Maintenance: As and when required

Council Tax

Council Tax Band

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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	74	77
(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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