



Flat 1 65B Kingsland Road, Worthing, BN14 9ED
Guide Price £220,000

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We are delighted to offer for sale this well presented maisonette over two floors in this popular central Broadwater location with it's own allocated parking space and share of the freehold included in the sale.

In brief the property comprises of an open plan living area on the ground floor being dual aspect to allow plenty of light in, the first floor has a separate landing, spacious fitted bathroom & large double bedroom. There is also a useful loft space with a drop down ladder. There is also an allocated parking space externally.

- Converted One Bedroom Flat
- Arranged Over Two Floors
- Popular Broadwater Catchment
- Fitted Kitchen & Bathroom
- PVCU Double Glazed & Gas Central Heated Throughout
- Allocated Parking Space
- Share Of Freehold
- Long Lease & Low Outgoings



Communal Entrance Hall

Private front door into:

Open Plan Lounge/Kitchen

4.83m x 4.27m (15'10" x 14'0")

Lounge Area

Under stairs storage space. Double aspect room with glazed windows. Radiator. TV point. Staircase to first floor landing.

Kitchen Area

Stainless steel sink unit with single drainer and cupboard under. Working surfaces with cupboards under. Matching wall mounted units. Built-in electric oven with four ring electric hob and extractor over. Double glazed window. Space and plumbing for washing machine. Double glazed window.

First Floor Landing

Double glazed window.



Double Bedroom

4.32m x 3.61m (14'2 x 11'10)

Double glazed window. Radiator. Access to loft space with pull down ladder.

Bathroom/W.C

White suite comprising shaped bath with mixer tap and thermostatically controlled shower unit. Glass shower screen. Close coupled WC. Wash hand basin. Double glazed window. Chrome heated towel rail. Obscured double glazed window. Extractor fan.

Allocated Parking Space

Located to the side of the property.

Lease & Maintenance

Lease - 125 years from 2010.

Maintenance - 25% as and when between the four flats.

Building Insurance - TBC.

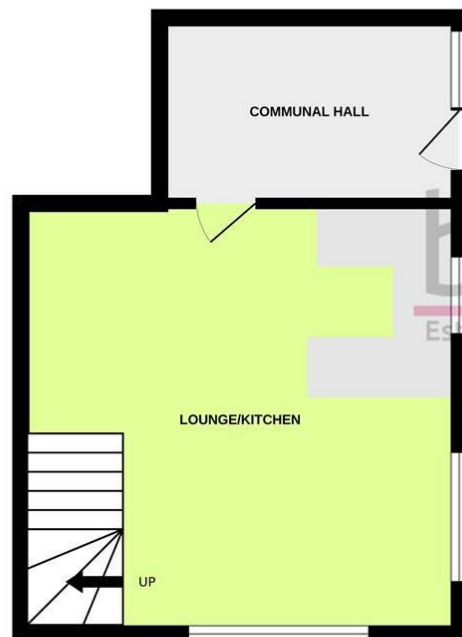


The flat also comes with a share of the freehold.

Council Tax

Council Tax Band A

GROUND FLOOR



1ST 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	69	74
(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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