



21 Broadwater Boulevard, Worthing, BN14 8JF
£1,050 Per Calendar Month

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We are delighted to offer this well-presented one-bedroom apartment located on the second floor in the heart of Broadwater, available to rent immediately. The property features a well presented kitchen fitted with matching wall and base units, complete with an electric oven, hob, extractor fan, and dishwasher, as well as space for a washing machine and fridge freezer. A convenient breakfast bar and additional storage cupboard. The reception room benefits from a separate office area, ideal for working from home. The bathroom is fully tiled and fitted with a white suite, including a bath with an electric shower overhead. A double bedroom, and the property has been freshly decorated in neutral tones throughout, with new carpet in the entrance hall. **The spacious communal storage cupboard on the second floor is large enough to accommodate two bikes or luggage and is shared with only one other flat.** Further benefits include double glazing, Council Tax Band A, and an EPC rating of D. Available now.

- Prime Broadwater location
- Second-floor apartment
- One double bedroom
- Modern kitchen
- Reception with office room
- Freshly decorated & new entrance carpet
- Double glazing & EPC D
- Available Now





Communal Entrance

with staircase rising to the top floor.

Second Floor

Communal storage cupboard shared between another flat. Private front door opening to;

Entrance Hall

Cupboard housing hot water cylinder.

Lounge

4.4 x 4.1 (14'5" x 13'5")
Double glazed window.

Study

2.9 x 1.5 (9'6" x 4'11")

Kitchen

5.2 x 2.0 (17'0" x 6'6")
Work surfaces with cupboards and drawers under.



Bedroom

4.1 x 2.4 (13'5" x 7'10")
Double glazed window.

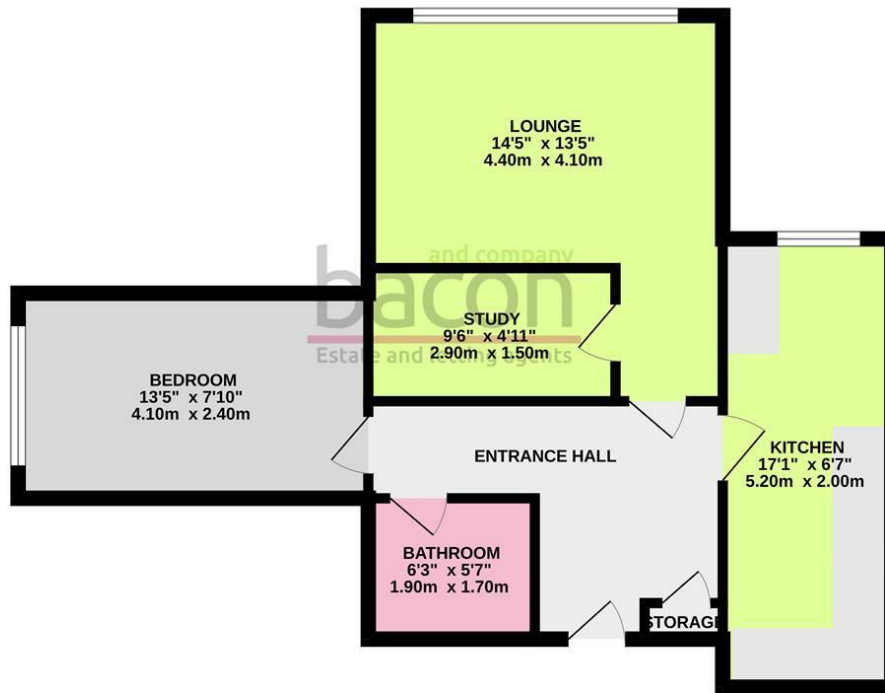
Bathroom/Wc

1.9 x 1.7 (6'2" x 5'6")
A white suite comprising, panelled bath with electric shower above, wash hand basin and Wc.
Part tiled walls. Extractor fan.





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 misstatement. 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		80
(55-68) D	60	
(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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