



Offers Invited
£80,000
Leasehold

Broadwater Street East, Worthing

- First Floor Retirement Flat
- Broadwater Location
- One Double Bedroom
- Communal Gardens
- Lounge/Diner
- EPC Rating - C
- Residents Lounge and Laundry Room
- Council Tax Band - A
- Allocated Residents Parking
- Leasehold

A one bedroom retirement flat situated in the sought after Broadwater area with local shops, amenities, bus routes and mainline station nearby. Accommodation offers kitchen, lounge/diner, one double bedroom and a bathroom. Other benefits include a lift service, residents allocated parking, communal gardens plus a communal lounge, laundry and kitchen area.

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Accommodation

Communal Entrance

Intercom entry system. Lift and stairs up to first floor.

Front Door

Into:

Entrance Hall

Storage cupboard with shelving. Electric wall mounted heater.

Kitchen 7'8" x 6'11" (2.36 x 2.12)

A range of matching base and wall units. Roll top work surface incorporating stainless steel sink with drainer and mixer tap. Built in oven. Electric hob with extractor fan over. Tiled splash back. Space for fridge/freezer. Space and plumbing for washing machine.

Lounge/Diner 18'0" x 10'6" (5.49 x 3.21)

Electric heater. Wall mounted lights. TV point. Call system with telephone and pull cord. Double glazed window.

Bedroom 14'5" x 8'9" (4.41 x 2.69)

Built in wardrobes. Wall mounted electric heater. Pull cord. Double glazed window.

Bathroom

Bath with wall mounted hand rail. Low level flush WC. Pedestal wash hand basin. Shelving. Extractor fan. Pull cord. Wall mounted electric heater.

Communal Areas

Residents lounge. Kitchen area. Laundry area. Toilet on ground floor.

Communal Gardens

Allocated Parking

Tenure

Leasehold with 62 years remaining. Maintenance charge of circa £317.96 per month including ground rent.



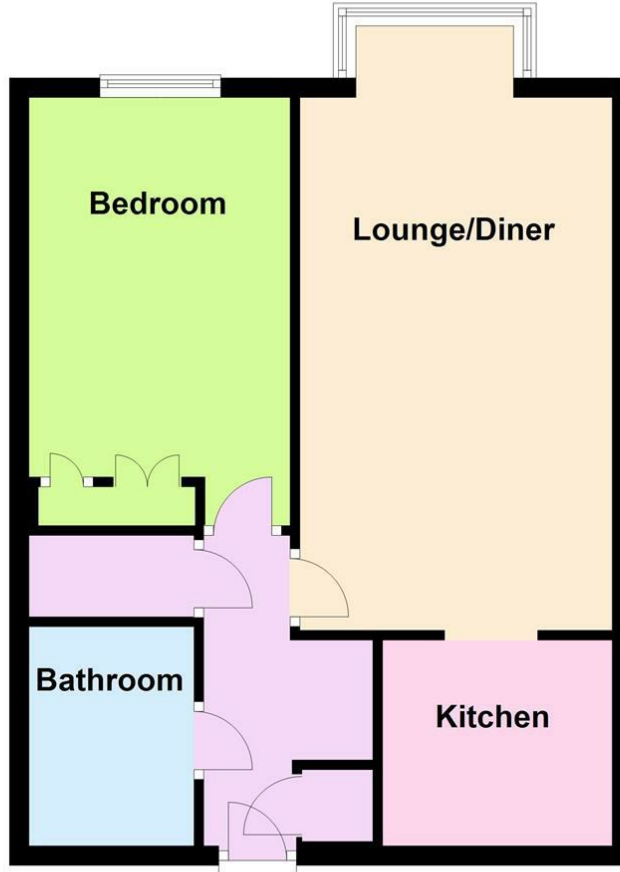
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Floor Plan

Approx. 46.9 sq. metres (504.3 sq. feet)



Total area: approx. 46.9 sq. metres (504.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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