



## Broadwater Boulevard



Offers In Excess Of  
£170,000  
Leasehold

- Purpose Built Flat
- Double Bedroom
- Spacious Modern Kitchen
- Private Balcony
- Ideal Broadwater Location
- EPC Rating - D
- Council Tax Band - TBC
- Leasehold

A well presented one bedroom flat situated in this ideal Broadwater location close to shops, amenities, parks, bus routes and easy access to both the A24 and A27. Accommodation offers one double bedroom, kitchen, lounge/diner, bathroom and a balcony,

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## Accommodation

### Communal Entrance

Clean and tidy communal entrance with secure entry system.

### Entrance Hall

Electric heater. Phone energy system. Newly laid laminate flooring. Deep storage cupboard with shelving. Water tank.

### Bedroom 12'5" x 10'4" (3.81m x 3.15m)

Coving. Double glazed window.

### Bathroom

W.C. Basin and pedestal. Part tiled. Shelving. Wall mounted electric triton power shower, Bath. Extractor fan.

### Lounge 16'0" x 10'2" (4.88m x 3.12m)

Coving. Double glazed window. Electric heater/. Door to balcony. Private balcony.

### Kitchen 11'5" x 5'4" (3.48m x 1.65m)

Shelving. Newly fitted sift closing wall, base and draw units. Space for fridge-freezer and washing machine. Integrated basin and drainer. Electric oven with four ring gas hob. Tiled splashback. Double glazed window. Newly tiled floor.

### Balcony

East facing. Wall enclosed.



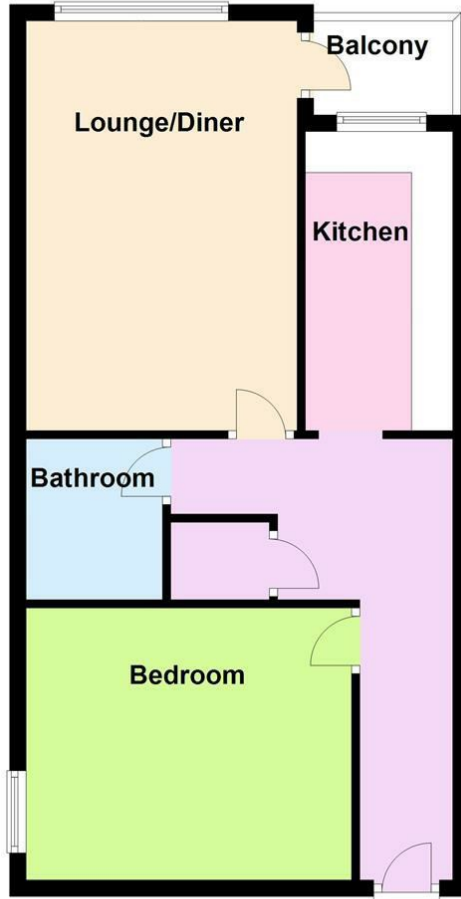
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**Floor Plan**

Approx. 51.7 sq. metres (556.2 sq. feet)



Total area: approx. 51.7 sq. metres (556.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.