



Broadwater Street East, Worthing

Asking Price
£85,000
Leasehold

- First Floor Retirement Flat
- Private Entrance
- One Bedroom
- Spacious Lounge/Diner
- Off Road Parking
- EPC Rating - E (52)
- Council Tax Band - A
- Leasehold

We are delighted to offer to the market this self contained first floor retirement flat, situated in Broadwater, close to local shopping facilities, parks, bus routes and mainline station. Accommodation offers spacious lounge/diner, double bedroom and refitted shower room. Other benefits include own entrance, 24 hour emergency pull cords, house manager, residents lounge and parking.

T: 01903 331247 E: info@robertluff.co.uk
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Accommodation

Entrance Hall

Double-glazed front door with stairs to first floor

Open Plan Lounge/Diner 21'50 x 12'45 (max) (6.40m x 3.66m (max))

Two double-glazed window to front. TV point. Down lights. Storage cupboard. Dining area. Emergency pull cord system. Door leading to:

Inner Hallway

Firing cupboard with tank and shelving.

Kitchen 9'3 x 5'46 (2.82m x 1.52m)

A range of matching wall and base units. Worktop incorporating a stainless steel sink unit with mixer taps. Space for electric cooker. Space and plumbing for washing machine. Space for fridge/freezer. Tiled splash backs. Double-glazed window with view of communal gardens.

Bedroom 9'70 x 9'68 (2.74m x 2.74m)

Wardrobe with hanging. Electric heater. Double-glazed window.

Shower Room

Large walk in shower cubicle with sliding doors. Wash hand basin set into vanity unit. Low level flush WC. Electric heater. Tiled walls. Extractor fan

Tenure

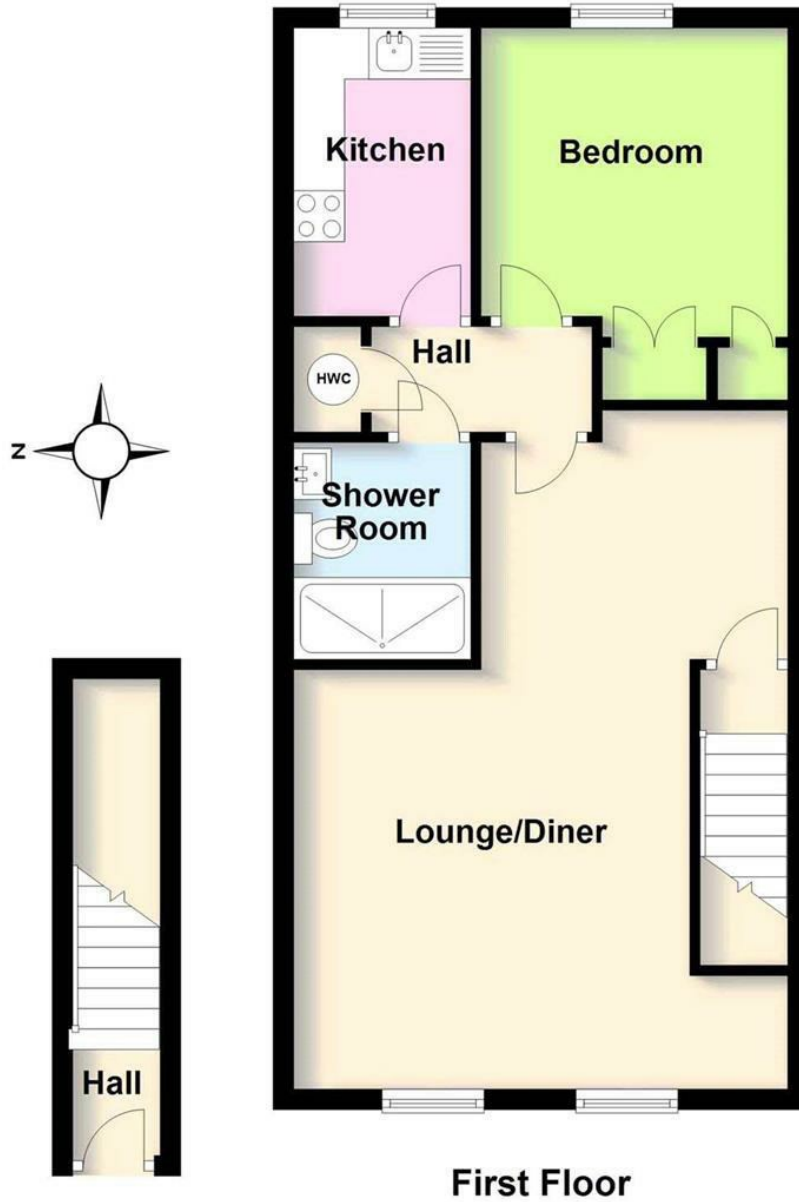
63 years remaining on the lease.

Monthly Maintenance - £317.96

Council Tax Band - A



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Ground Floor

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	

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.