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C



## Description

We are delighted to offer to market this well presented first floor flat, ideally located in the heart of Broadwater close to the Broadwater shopping parade with bus routes, the mainline train station, and easy access to the A24 & A27 nearby.

Accommodation offers a lounge/diner with south east facing balcony, modern kitchen, two double bedrooms, a refitted bathroom, and a separate WC. The property also benefits from new carpets, gas fired central heating and a garage.



## Key Features

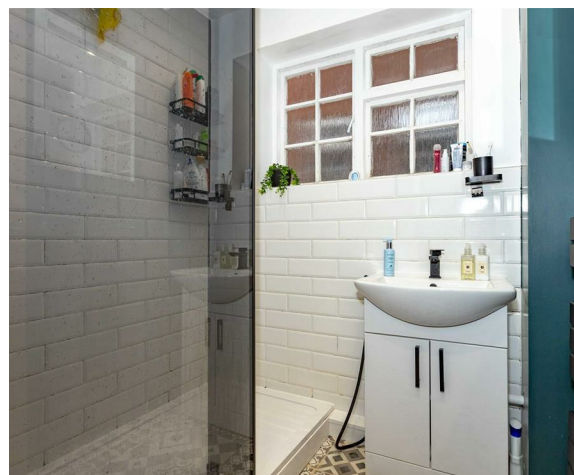
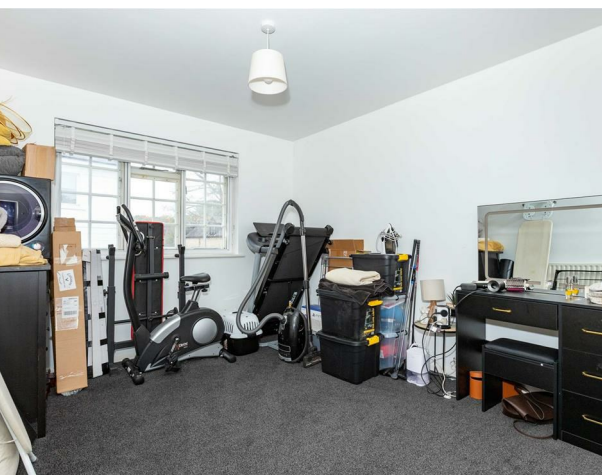
- Well Presented First Floor Apartment
- Modern Bathroom
- Lounge/Diner with South East Facing Balcony
- EPC Rating C
- Two Double Bedrooms
- Modern Fitted Kitchen
- Garage in Compound
- Council Tax Band C



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30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

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Communal front door to:

### **Communal Hallway**

With private front door to:

### **Hallway**

Radiator, cupboard with shelving, and door to:

### **Lounge/Diner**

**5.56 x 3.7 (18'2" x 12'1")**

Radiator, secondary glazed window with easterly aspect, space for dining table, and glazed door out to:

### **Balcony Area**

South East facing with tiled floor.

### **Kitchen**

**3.11 x 2.74 (10'2" x 8'11")**

Range of high gloss fronted base and wall units with marble effect working surfaces incorporating a contemporary black sink with flexible hose mixer tap, electric oven, four ring hob with extractor fan over, matching splashbacks, integrated fridge/freezer, window, downlighters, and cupboard housing pre-lagged copper cylinder with slated shelves, and radiator.

### **Bedroom One**

**4.44 x 3.63 (14'6" x 11'10")**

Secondary glazed window with westerly aspect, integrated wardrobes with hanging shelf and storage over and radiator.

### **Bedroom Two**

**3.59 x 3.2 (11'9" x 10'5")**

Secondary glazed window with westerly aspect and views of the communal garden, and radiator.

### **Bathroom**

Refitted shower room with large shower tray, smoked shower glass and fitted shower rainfall head, basin set in vanity unit with mixer tap and separate hose attachment, metro tiled brick splashbacks, downlights, extractor fan, frosted window, heated towel rail, and downlighters.

### **Separate WC**

Low flush WC, metro brick tiling, downlighters, and frosted window.

### **Garage No. 15**

Located to the rear garage compound.

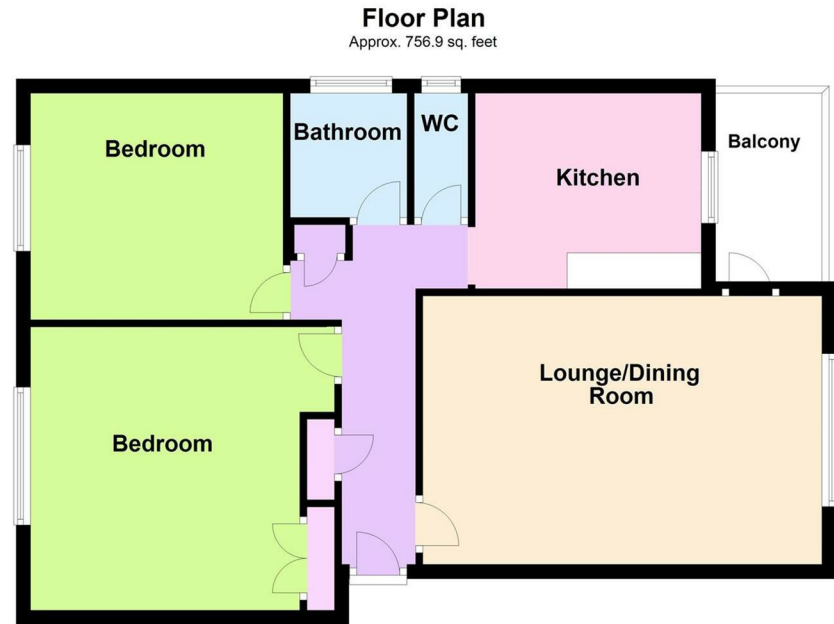
### **Tenure**

Leasehold with 155 years remaining.

Service Charge: £1150 per annum (split and paid every six months)



## Floor Plan Lamorna Grove



Total area: approx. 756.9 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		73	75
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.



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