



34 Broadwater Hall, South Farm Road, Worthing, BN14 7BP  
Guide Price £225,000

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We are delighted to offer for sale this well presented two double bedroom top floor apartment located in this popular development tucked down a private road with residents parking available on a first come first serve basis.

In brief the property consists of a ground floor communal entrance with stairs leading to the second floor, private front opens into entrance hallway, there is a deceptively spacious lounge area, a large double master bedroom with fitted wardrobe space, a second double bedroom & a fitted kitchen & bathroom, the property benefits from a long lease also.

- Second Floor Apartment
- Two Double Bedrooms
- Residents Parking - Private Development
- Extended Lease 139 Years Approximately
- Close To Worthing Station
- Double Glazed Throughout
- Electric Heating
- Fitted Kitchen & Bathroom



### Communal Hallway

Communal entrance door to communal hall, stairs to second floor landing, private door to flat.

### Entrance Hallway

3.05m x 0.91m (10'8 x 3'1)

Carpeted floor, wall mounted electric radiator, fitted storage cupboard housing factory lacked hot water cylinder, loft hatch access, smoke detector, textured ceiling with coving.

### Kitchen

2.13m x 2.13m (7'11 x 7'2)

Vinyl floor, square edge laminate work surfaces with cupboards below and matching eyelevel cupboards, matching integrated oven with four ring electric hob above, space four fridge freezer, space and provision for washing machine, inset stainless steel single drainer sink unit with mixer tap, tiled splashbacks, PVCU double glazed window, textured ceiling.

### Bedroom Two

3.35m x 2.74m (11'6 x 9'11)

Carpeted floor, television point, various power points, PVCU double glazed window, texture healing.



### Lounge

4.88m x 2.74m (16'8 x 9'9)

Carpeted floor, wall mounted electric heater, television point, various power points, textured ceiling with coving, PVCU double glazed window.

### Bathroom

2.13m x 1.83m (7'11 x 6'7)

Vinyl flooring, low flush WC, pedestal hand wash basin with hot and cold tap, panel enclosed bath with electric shower over, fitted shower screen, textured ceiling, PVCU obscured glass double glazed window.

### Master Bedroom

3.96m x 2.74m (13'7 x 9'9)

Carpeted floor, various power points, fitted double wardrobe with various hanging rails and shelving, second fitted double wardrobe again having various hanging rails and shelving, textured ceiling, PVCU double glazed window.

### OUTSIDE



### Communal Grounds

Communal grounds and gardens surround the development.

### Residents Parking

Non allocated residents only parking within the cul-de-sac, controlled by permit parking

### Lease & Maintenance

Lease: Approximately 140 years unexpired.

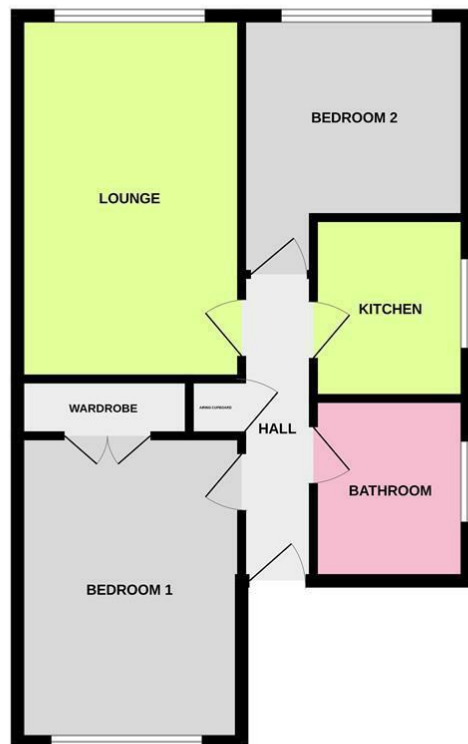
Ground Rent: n/a

Maintenance: £930 per half year

### Council Tax

Council Tax Band B

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 mis-statement. 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            | 66        |
| (39-54) <b>E</b>                            | 41                         |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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