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We are delighted to offer this well-presented two-bedroom ground floor flat, ideally situated in the heart of Broadwater. The property benefits from spacious accommodation, a modern fitted kitchen and bathroom, and excellent natural light throughout. The property also benefits from a private garage in a compound. This flat is ideally positioned close to local shops, parks, bus routes, and the mainline railway station, this is an ideal home for first-time buyers, downsizers, or investors.

This well-proportioned ground floor flat is conveniently located in the heart of Broadwater, offering easy access to a wide range of local amenities including shops, parks, transport links, and Worthing mainline station.

The property is accessed via a communal entrance with first-come, first-served parking available to residents. Internally, the accommodation is well laid out and offers a bright and comfortable living environment.

The entrance hallway features carpeted flooring, a useful storage cupboard housing the water tank, and a telephone entry system. The lounge is a bright and welcoming space with carpet, an electric radiator, TV and WiFi points, a bay-fronted double glazed window, and an additional south-facing double glazed window allowing excellent natural light.

There are two well-proportioned bedrooms. Bedroom one is a good-sized double room with carpet, electric radiator, south-facing double glazed window, fuse board, and space for wardrobes. Bedroom two is also a double room, featuring carpet, electric radiator, west-facing double glazed window, and space for bedroom furniture.

The bathroom comprises a walk-in electric shower, WC, wash hand basin, heated towel rail, tiled walls, and a frosted double glazed window.

The kitchen is fitted with wood laminate flooring, a range of base and wall units, marble-effect worktops, built-in oven, extractor fan, and a built-in fridge/freezer.

Tucked away in a private compound the flat offers a garage with an up and over door, ideal for storage, small vehicle or a workshop.

This is a well-situated property offering comfortable and convenient living in a highly accessible location.

#### **Tenure**

Leasehold with 132 years remaining | Ground Rent: £TBC | Service Charge: £874 every six months

### **Key Features**

- Two-bedroom ground floor flat in central Broadwater location
- First-come, first-served residents' parking
- Bright lounge with bay window and additional south-facing window
- Two well-proportioned double bedrooms
- Modern fitted kitchen with built-in appliances
- Bathroom with walk-in electric shower
- Private garage in compound
- Electric heating throughout
- Close to shops, parks, bus routes, and mainline railway station
- Council Tax Band B | EPC Rating E



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