



Meadway Court, The Boulevard, Worthing, BN13
£240,000



Property Type: Ground Floor Flat

Bedrooms: 2

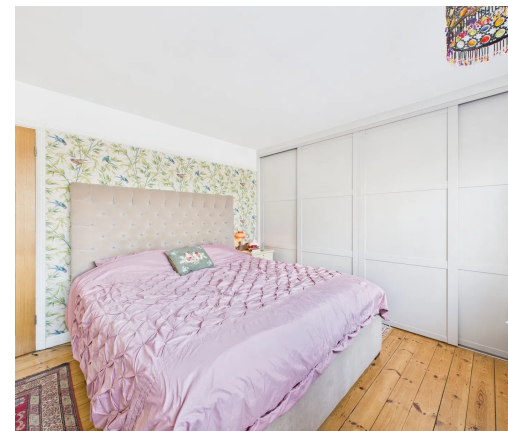
Bathrooms: 1

Receptions: 1

Council Tax Band: B

- Ground Floor Flat
- Two Double Bedrooms
- Modern Fitted Kitchen
- Utility Room
- Dual Aspect lounge
- Modern Bathroom
- Garage In Compound
- Non Allocated Parking
- Close To Local Shopping Facilities
- Bus Routes & Railway Station Nearby

We are delighted to bring to the market this well-presented ground floor apartment. The property offers two generously sized double bedrooms, a contemporary fitted kitchen, a modern bathroom, and a bright dual-aspect lounge. Additional benefits include a separate utility room and a garage, with unallocated permit parking available within the development.





INTERNAL

The property is accessed via a communal front door with security entry phone system, leading to a private front door and entrance hall with access to all rooms. The modern fitted kitchen offers a range of units and work surfaces, a built-in oven, gas hob with extractor hood above, space for a slimline dishwasher, and room for a table and chairs. There is also access to a storage cupboard and a separate utility room. The utility room provides space and plumbing for a washing machine and tumble dryer, along with space for a fridge/freezer. The spacious lounge benefits from dual-aspect windows, allowing for plenty of natural light, and features attractive original wooden flooring. There are two well-proportioned double bedrooms, with the principal bedroom offering ample built-in wardrobes with sliding doors. The modern bathroom comprises a bath with shower over, wash hand basin, WC, and fitted storage.

EXTERNAL

The property offers a garage in the compound, non allocated parking on the development and communal grounds.

SITUATED

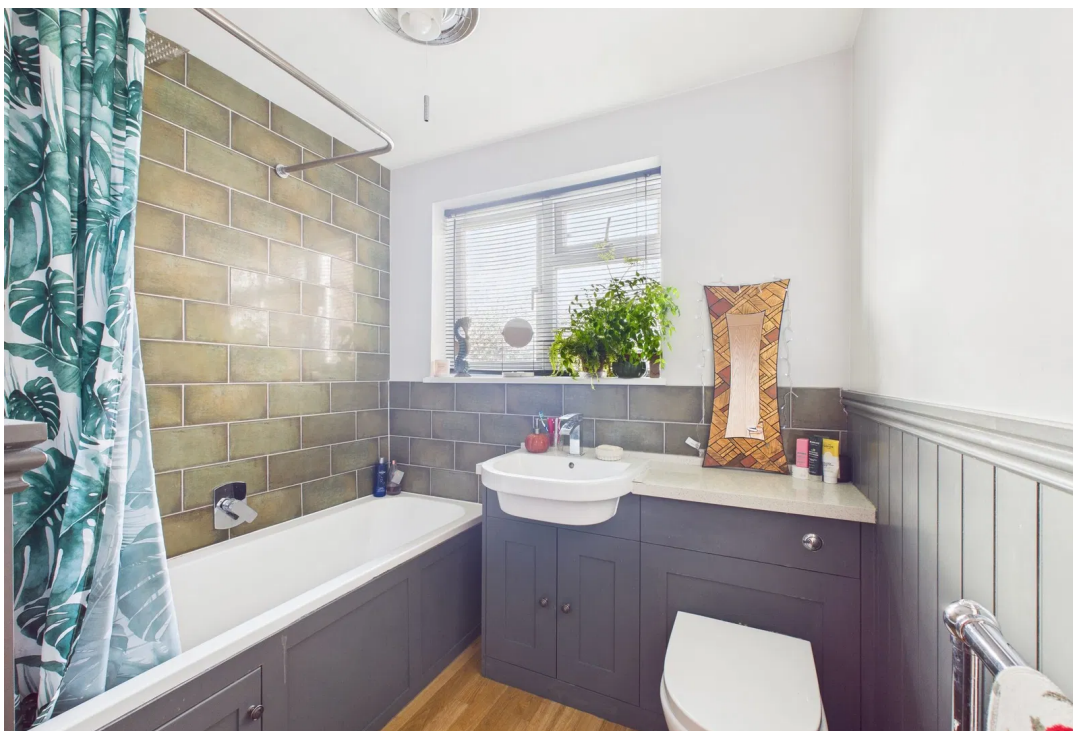
Located on The Boulevard, the property benefits from a range of local amenities just 100 yards away at Strand Parade, while Goring Seafront is only 1.25 miles away. Worthing Town Centre, offering comprehensive shopping facilities, restaurants, pubs, cinemas, theatres, and leisure amenities, is approximately 2.5 miles from the property. For commuters, Durrington-on-Sea railway station is just over 500 yards away, providing convenient transport links, and regular bus services run nearby.

TENURE

Service Charge: £1800 Per Annum

Ground Rent: £10 per annum

Lease: 932 years remaining.





Approximate total area⁽¹⁾
732 ft²
68 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.