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## Description

We are pleased to present this beautifully maintained one bedroom top floor apartment, ideally located in the sought-after Broadwater area within easy reach of local shops, parks, schools, convenient bus routes and the mainline train station.

The apartment boasts a stylish modern kitchen/breakfast room, stunning views across the Downlands and Worthing rooftops, gas-fired central heating, and double glazing throughout. Additional benefits include an allocated parking space and a long lease.

## Key Features

- Top Floor Apartment
- Modern Kitchen/Breakfast Room
- Double Glazing
- Allocated Parking Space
- Broadwater Areae
- Stunning Views
- Gas Fired Central Heating
- Council Tax Band A





#### Communal Entrance Hall

With stairs to second floor.

Front door to:

#### Hallway

With entry phone and doors to:

#### Separate WC

Low flush WC, radiator, frosted double glazed window with Westerly aspect, coving and downlighters.

#### Lounge

**4.69 x 2.57 (15'4" x 8'5")**

Double glazed window with fantastic downland views, coving, radiator and tv point.

#### Kitchen/Breakfast Room

**3.11 x 2.75 (10'2" x 9'0")**

Range of grey fronted wall and base units, roll top working surfaces incorporating a stainless steel sink with mixer tap, electric oven and four ring electric hob, space and plumbing for washing machine and space for fridge/freezer, radiator, double glazed window with rooftop easterly views including downland views, wall mounted Worcester boiler, space for breakfast table and tiled splashback walls.

#### Bedroom

**3.34 x 2.67 (10'11" x 8'9")**

Coving, downlighters and double glazed window with westerly rooftop views.

#### Bathroom

Panel enclosed bath with handles, mixer tap and shower attachment, glass screen, basin with mixer tap set in vanity unit, heated towel rail, tiled walls, double glazed window with southerly aspect, coving and downlighters.

#### Allocated Parking Space

#### Tenure

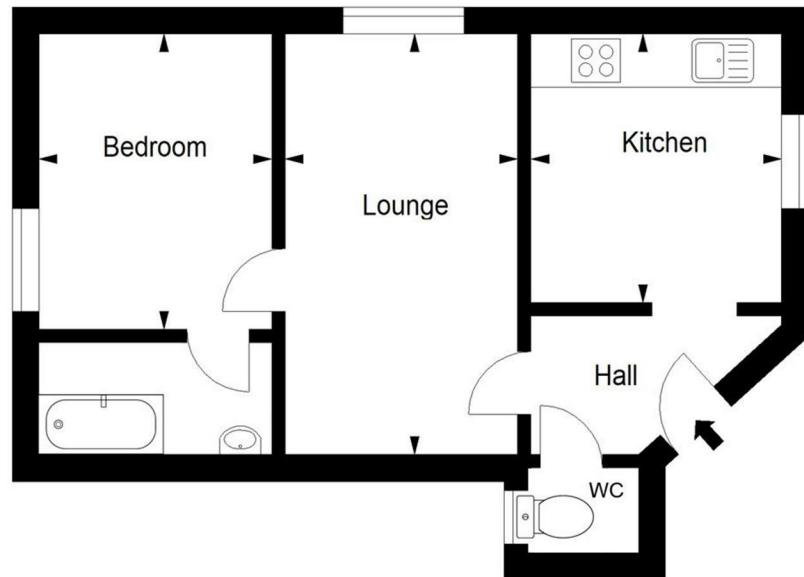
Leasehold - 114 years remaining.

Maintenance Charge (billed twice a year): £741.25 & £1,482.50 per annum (this includes ground rent of £125 per annum)



## Floor Plan Broadwater Road

### Second Floor



Approximate gross internal floor area 39.2 sq m/ 422.0 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		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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