Robert Luff & Co

Broadwater Street East, Worthing

Leasehold - Offers In Excess Of £190,000

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Description

We are delighted to offer to market this well presented ground floor garden flat, ideally situated in this favoured Broadwater location with local shops, schools, parks, bus routes, and easy access to both the A27 and A24 nearby. Accommodation comprises an entrance hallway, living room, a modern kitchen, a double bedroom and a bathroom. Other benefits include a private rear garden with a timber-built shed to the rear.

Key Features

- Ground Floor Flat
- Modern Kitchen
- Leasehold
- EPC Rating - C
- Private Rear Garden
- Lovely Bay Window Seating Area
- Popular Broadwater Location
- Council Tax Band - A

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Communal door to private entrance that opens into:

Entrance Hall
Heating thermostat, radiator, smoke alarm, under stair storage heating, two steps leading to the kitchen.

Lounge
3.27 x 4.70 (10'8" x 15'5")
Double glazed bay window with cushioned seating area beneath, TV point, radiator, shelving.

Bedroom
2.44 x 3.64 (8'0" x 11'11")
South facing double glazed window overlooking the side of the rear garden, radiator, carpeted.

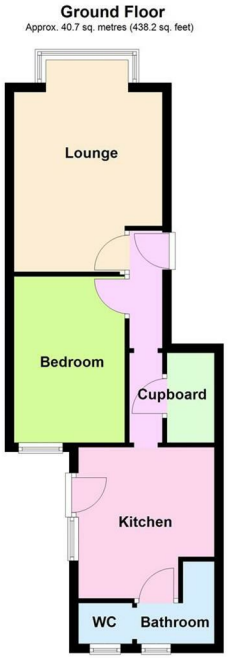
Kitchen
3.19 x 3.31 (10'5" x 10'10")
Attractive dark blue wall and base units with grey marble worktop surface, integrated electric oven with four ring gas hobs, plumbing for washing machine, space for fridge freezer, black sink with drying rack, extractor fan, double glazed west facing window with double glazed door leading to the garden, recently serviced boiler.

Bathroom
Two south facing double glazed frosted windows, white gloss low flush WC, white gloss sink with mixer tap, panel enclosed bath with electric overhead shower and mixer tap, part tiled walls, radiator.

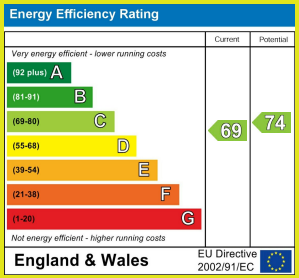
Rear Garden
Private south facing rear garden, part decking and part astroturf lawn, timber built shed.

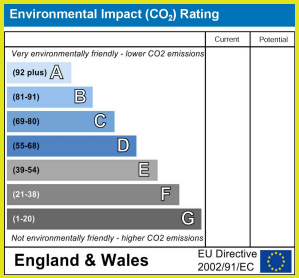
Tenure
Lease Term - 105 Years
Ground Rent - £175 Per Annum
Maintenance Fees - £1678.21 Per Annum

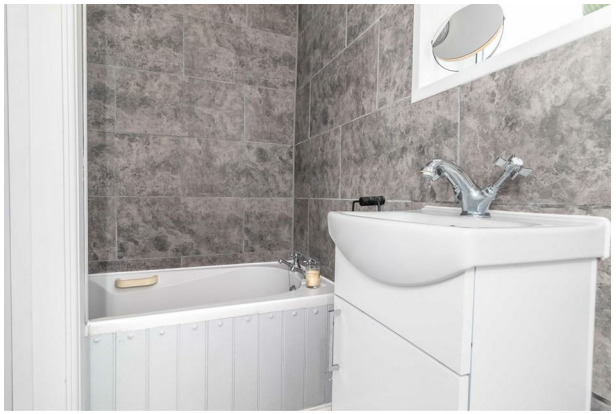
Floor Plan Broadwater Street East



Total area: approx. 40.7 sq. metres (438.2 sq. feet)







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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