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TBC





We are delighted to offer this spacious two-bedroom ground floor flat, occupying a highly sought-after position in Broadwater and benefiting from a stunning west-facing rear garden with swimming pool, private driveway, and carport.

Ideally located close to local shopping facilities, Broadwater Green, Worthing railway station and excellent transport links, this attractive home provides generous and well-presented accommodation throughout. A double-glazed front door opens into an entrance porch with fitted seating, leading through to a welcoming entrance hall. The spacious lounge is a particular highlight, featuring full-height windows and patio doors that overlook the beautiful rear garden and swimming pool, creating a bright and inviting living space.

The modern kitchen is fitted with a range of contemporary high-gloss wall and base units, complemented by attractive work surfaces and incorporating a wall-mounted boiler. The generously sized bathroom is fitted with a panelled bath, separate shower cubicle, wash hand basin and WC. There are two double bedrooms, with the principal bedroom benefiting from three fitted double wardrobes and a double-glazed bay window.

Externally, the superb west-facing rear garden enjoys a high degree of privacy and is beautifully stocked with mature trees, shrubs and lawned areas. Designed for both relaxation and entertaining, the garden also features decking, a timber shed, outside tap and a swimming pool with filtration system. To the rear of the garden is a useful pool house, formed from part of the former garage, with double-glazed patio doors overlooking the garden. The remaining section of the garage provides excellent storage space and is accessed via an up-and-over door. To the front, a private driveway leads to a carport, with additional hardstanding providing further off-road parking.

Tenure - Leasehold

An annual ground rent of £150 is payable, and the building is comprehensively insured. Any maintenance and repair costs are shared equally between the two flats on a 50/50 basis.

Key Features

- Spacious two-bedroom ground floor flat
- Highly sought-after Broadwater location
- Stunning west-facing rear garden
- Swimming pool with filtration system
- Bright lounge with full-height windows and patio doors
- Modern kitchen with contemporary high-gloss units
- Principal bedroom with three fitted double wardrobes
- Private driveway, carport and additional off-road parking
- Council Tax Band C | EPC Rating TBC



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Floor Plan Evelyn Road



Total area: approx. 83.2 sq. metres (896.0 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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 environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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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