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Estate and letting agents

Flat 39, Homesteyne House 11-13 Broadwater Road, Worthing - BN14 8AJ

Guide Price **£70,000**

Flat 39

Homesteyne House 11-13 Broadwater Road, Worthing

A top floor one bedroom retirement flat suitable for over 60's in Homesteyne House benefitting from a recently installed wet room and no onward chain. A popular block located near to local shops, bus and train services and Worthing town centre. Briefly the accommodation comprises: entrance hall with storage cupboard, lounge/diner, kitchen, double bedroom with built in mirrored wardrobes and wet room/wc. Residents have access to communal laundry room, residents lounge, guest suite and communal parking. CHAIN FREE. Council Tax band: B

Tenure: Leasehold

- Residents Parking
- One Bedroom
- Communal Faciities
- Recently Installed Wet Room/wc
- Laundry Room & Guest Suite
- Retirement Flat
- CHAIN FREE
- EPC Rating C

Communal Entrance and Hallways
Maintained hallways with staris of passenger lift to top floor. Private door to:

Entrance Hall
24 Hour intercom system. Recessed storage cupboard housing hot water tank.

Living Room
Two double glazed windows to front. Night storage heater. Opening to

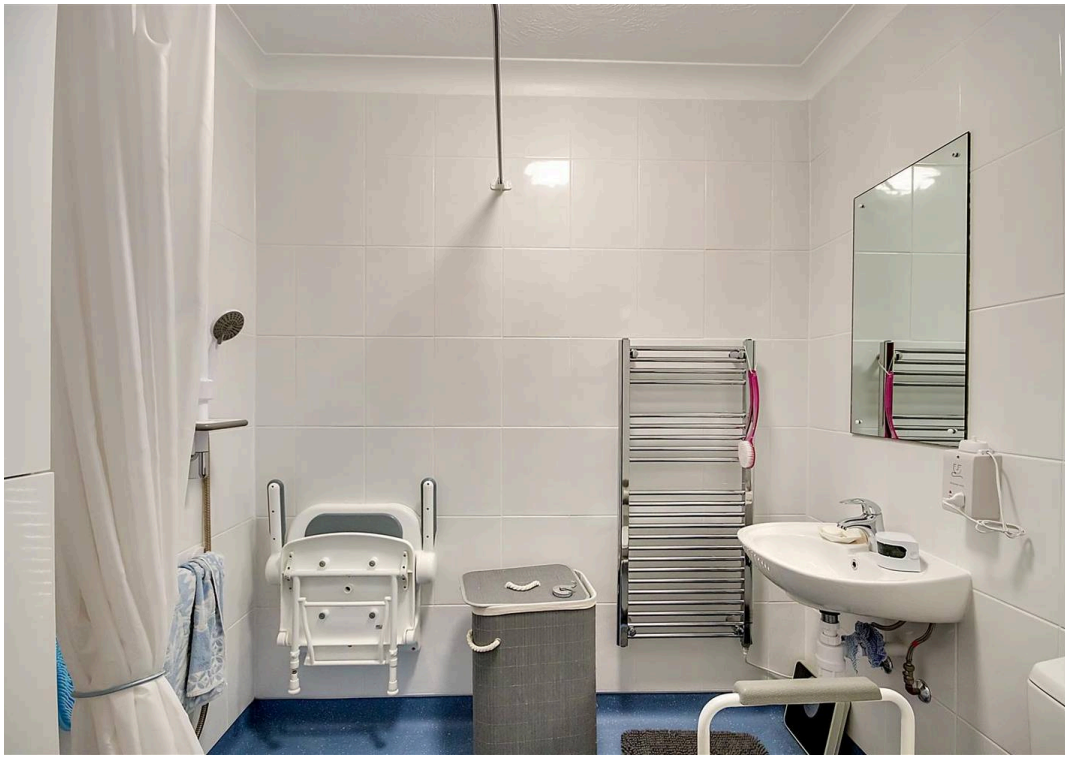
Kitchen
Roll edge work surface having inset single drainer stainless steel sink with mixer tap and draining board. Four ring electric hob with concealed extractor fan above. Fitted oven. Integrated fridge. Matching range of cupboards, drawers and eye level wall units.

Bedroom
Dual aspect. Two double glazed windows. Night storage heater. Recessed mirrored wardrobe with shelving and hanging rail.

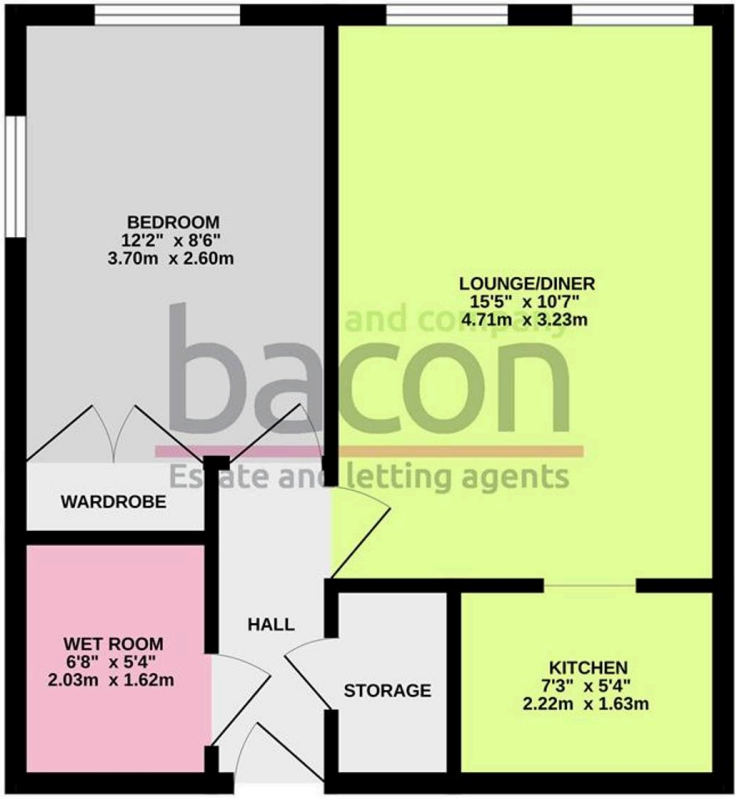
Wet Room/wc
Wet room with electric AKW shower unit and wall mounted seat. Wash hand basin with mixer tap. Close coupled WC. Ladder style towel radiator. Tiled walls. Extractor fan. Storage cupboard.

Communal Facilites
Including a communal lounge for the residents to enjoy with direct access to the well maintained gardens, residents laundry room and guest suite.

Lease Information
Length of lease: 86 years remaining Annual service charge: £3,751.38 per annum (as of September 2026) Service charge review period: TBC Annual ground rent: TBC Ground rent review period: TBC Council tax band: Band B Version: 1 Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



THIRD FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 398 sq.ft. (37.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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