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TBC





## Key Features

- Beautifully presented ground floor flat
- Two well-proportioned double bedrooms
- Spacious and bright dual-aspect living room
- Fitted kitchen with space for appliances
- Bathroom with shower over bath and vanity unit
- Generous entrance hall with excellent storage
- Secure communal entrance with phone entry system
- Garage within compound with additional parking space
- Long lease offering peace of mind
- Council Tax Band B | EPC Rating TBC

We are delighted to offer this beautifully presented two double bedroom ground floor flat, set within a well-maintained purpose-built block in the highly sought-after Broadwater area. The property features a spacious interior, a long lease, and the rare benefit of a private garage within the compound, making it an excellent choice for both homeowners and investors alike.

Accessed via a secure communal entrance with a phone entry system, the property opens into a generous entrance hall with ample storage and convenient access to all rooms.

The accommodation comprises a bright and well-proportioned living room with dual aspect double glazed windows, creating a light and welcoming space. The kitchen is fitted with a range of units and includes a gas oven, cooker hood, space for white goods, and a cupboard housing the combi boiler.

There are two spacious double bedrooms, both benefiting from built-in storage, with the principal bedroom enjoying a peaceful rear aspect. The bathroom is fitted with a panel-enclosed bath with shower over, wash hand basin set within a vanity unit, and low-level WC.

Further benefits include double glazing throughout, a garage located to the rear of the block with additional parking space in front, and a long lease, enhancing the property's appeal and practicality.

### **Tenure**

Leasehold with 935 years remaining.

Service Charge: £2,500 per annum (paid monthly)



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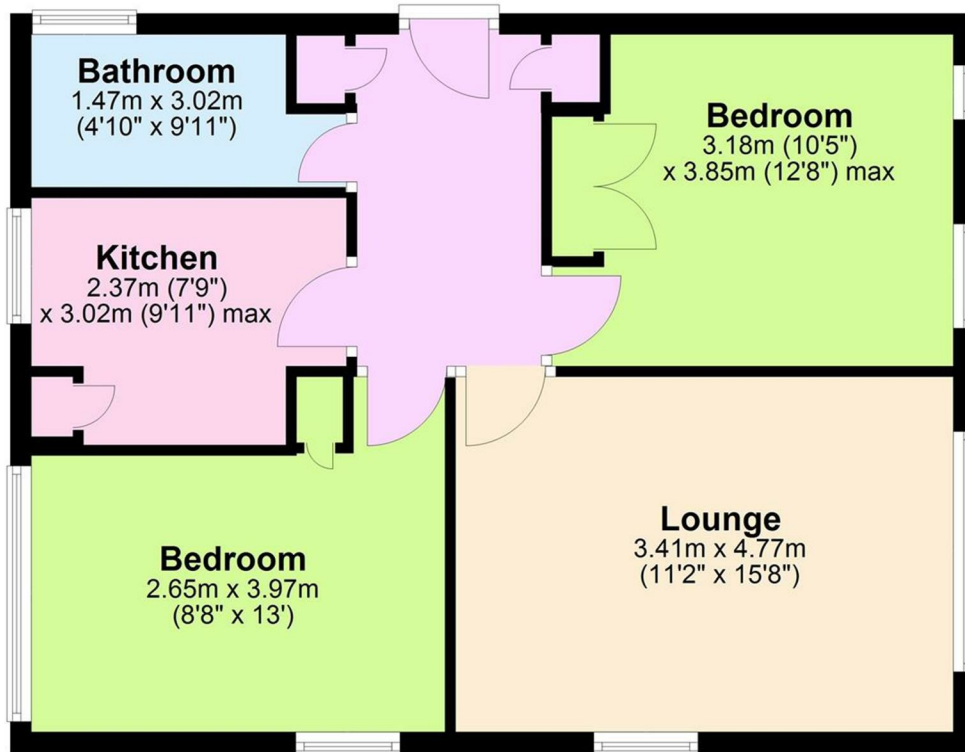
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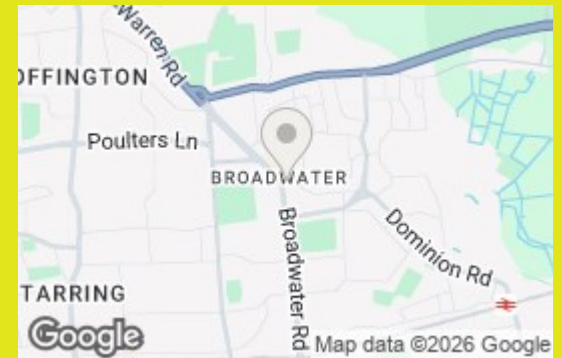
# Floor Plan Broadwater Street East

## Ground Floor

Approx. 59.1 sq. metres (636.3 sq. feet)



Total area: approx. 59.1 sq. metres (636.3 sq. feet)



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