



2



1



1



B

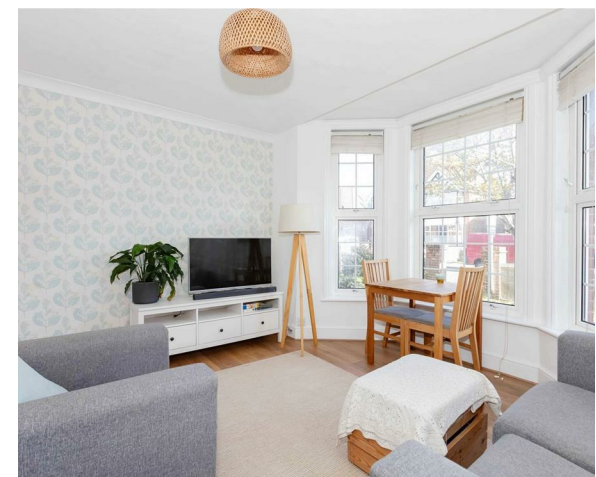


Description

We are delighted to offer this beautifully presented two bedroom ground floor apartment, ideally situated in the popular Broadwater area of Worthing, just a short distance from Broadwater Green, local shops, amenities and transport links. The property offers spacious and well-maintained accommodation throughout, with further benefits including attractive communal gardens, a private garage with power connected and a long lease.

Key Features

- Beautifully Presented Two Bedroom Ground Floor Apartment
- Popular Broadwater Location Close To Broadwater Green
- Spacious Lounge/Diner With Attractive Bay Window
- Modern Fitted Kitchen
- Two Well-Proportioned Bedrooms
- Shower Room, Double Glazing And Gas Central Heating
- Beautifully Maintained Communal Gardens
- Private Garage With Power Connected
- Long Lease Remaining
- Council Tax Band A | EPC Rating B





The accommodation comprises a welcoming entrance hallway leading through to a spacious lounge/diner, featuring an attractive bay window allowing plenty of natural light to fill the room and providing an ideal space for both relaxing and dining.

The fitted kitchen offers a range of wall and base units with ample worktop space, whilst the property also benefits from two well-proportioned bedrooms and a shower room.

Further features include stylish wood effect flooring throughout, double glazing and gas central heating, creating a comfortable and inviting home.

Externally, residents can enjoy beautifully maintained communal gardens, featuring established planted borders, lawned areas and a pleasant patio seating area, ideal for relaxing outdoors. The property also benefits from a private garage with power connected, providing secure parking or useful additional storage.

Conveniently positioned within easy reach of Broadwater Green, local shopping facilities, bus routes and Worthing town centre, this attractive apartment combines comfortable ground floor living with an excellent location.

Tenure

Leasehold with 154 years remaining.

Service Charge: £700 per annum.

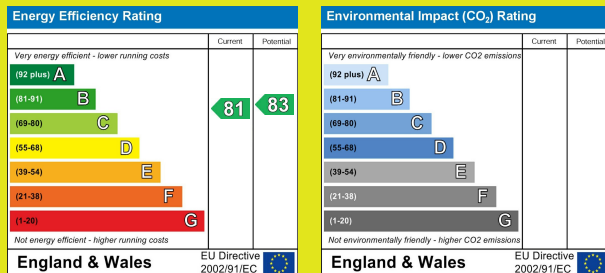
Ground Rent: Peppercorn.



Floor Plan Cissbury Road



Total area: approx. 44.8 sq. metres (482.4 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.



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co