



18b Kingsland Road, Worthing, BN14 9EB  
Guide Price £210,000

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A first floor one bedroom flat with a private garden in popular Broadwater. The accommodation includes as follows; Communal entrance, Lounge, kitchen/breakfast room, double bedroom, bathroom and separate WC. The property benefits from gas heating and has a private southerly aspect rear garden. The property will have a brand new lease.

- First Floor Flat
- Broadwater Location
- One Bedroom
- Lounge
- Kitchen//Breakfast room
- Bathroom and Separate WC
- Private South Facing Garden
- Off Road Parking



## Communal Entrance

Communal hallway and door to:

## Hallway

Staircase from ground floor, window access to loft space, double radiator, recessed airing cupboard and storage cupboard.

## Lounge

5.21m x 4.57m (17'1 x 15'0)

Feature fireplace and surround, double radiator, double glazed window to front and additional window.

## Kitchen/Breakfast Room

3.05m x 3.28m (10'0 x 10'9)

Range of worktop surfaces with cupboards and drawers under incorporating a single drainer sink unit, , wall cupboards, space used for

cooker, washing machine and fridge freezer, double radiator, double glazed window.

## Bedroom

3.78m x 3.40m (12'5 x 11'2)  
Radiator, sash window.

## Bathroom

Comprising bath with independent shower over, pedestal wash hand basin, window.

## Separate WC

Low level flush WC, window.

## Rear Garden

Of popular SOUTHERLY aspect and enclosed by fencing.

## Parking

Off road parking space - right hand side

## Lease etc

New lease - 99+ years Solicitor will confirm amount of years remaining.

No ground rent

Maintenance split 50/50 as and when



GROUND FLOOR



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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 misdescription. Prospective buyers should satisfy themselves as to the suitability of the property for their 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		74
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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