



£215,000

Kingsland Road

Broadwater, BN14 9ED

## PROPERTY SUMMARY

We are delighted to offer to the market nestled in the sought-after area of Broadwater, this charming first-floor flat on Kingsland Road which comes Chain Free and private south facing garden.

The flat features a welcoming reception room, perfect for relaxation or entertaining guests. With two well-proportioned bedrooms, including one double and one single, there is ample space for a small family or for those who require a home office. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is its south-facing private low maintenance garden, which provides a lovely outdoor space to enjoy the sunshine and fresh air. The flat benefits from gas central heating, ensuring warmth and comfort throughout the colder months.

Being chain-free, this property presents a smooth transition for prospective buyers, allowing for a quicker move-in process. The popular Broadwater area is known for its community spirit and local amenities, making it a desirable location for those seeking a vibrant neighbourhood.

Leasehold - Circa 88 years remaining.  
Maintenance - 50/50 split as of when basis.  
Ground Rent - £130 per annum.

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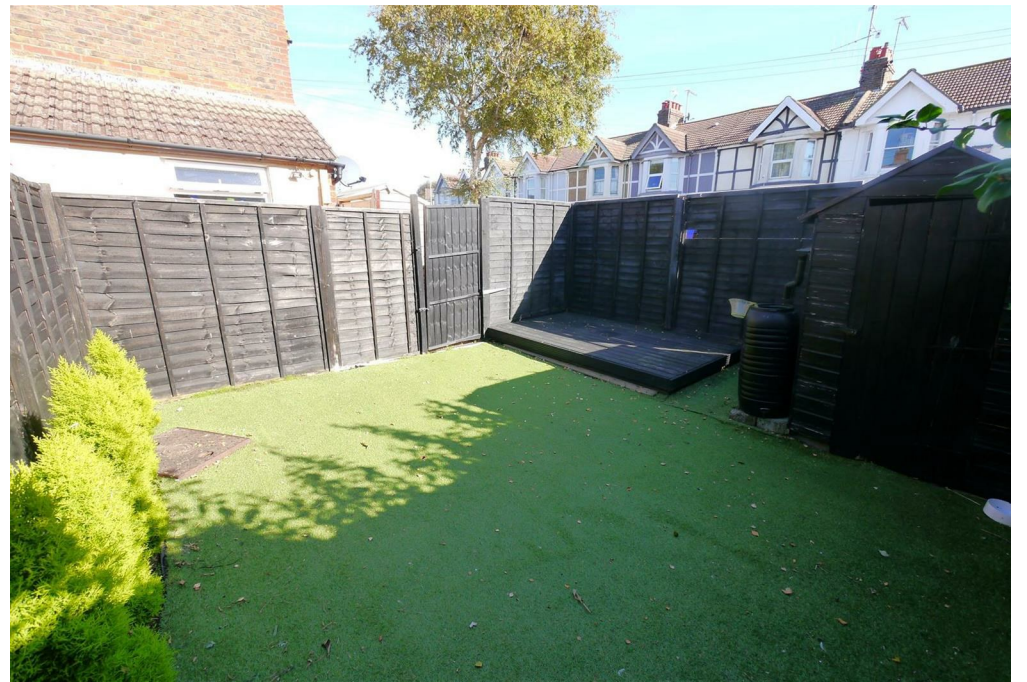


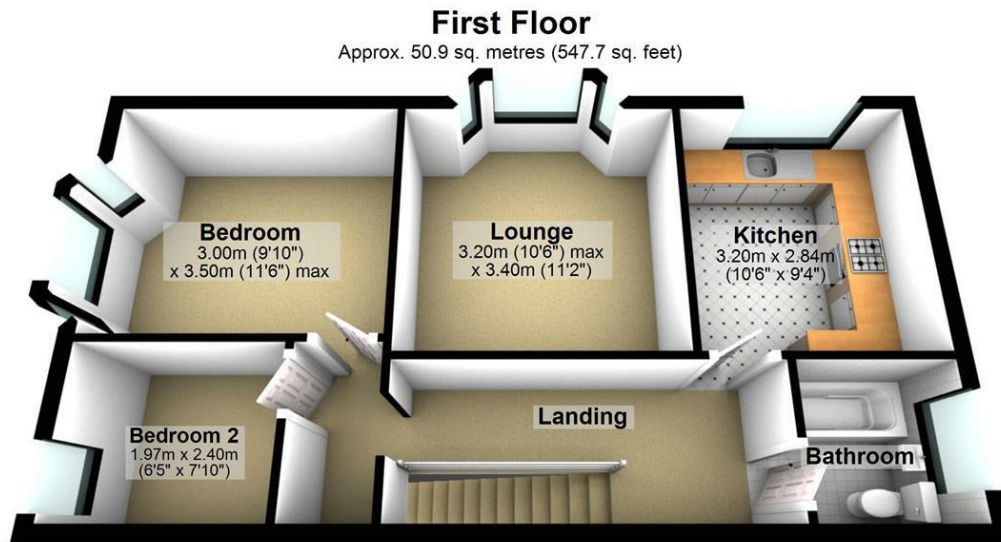
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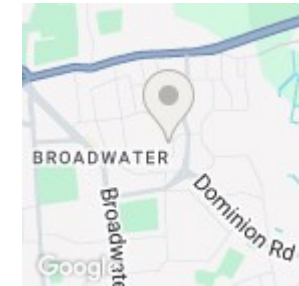
Total area: approx. 55.6 sq. metres (598.0 sq. feet)

**LOCAL AUTHORITY**  
Worthing

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
A

**VIEWINGS**  
By prior appointment only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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