



Grove Lodge Broadwater Street West, Worthing, BN14 9BL
Guide Price £200,000



A one double bedroom ground floor flat forming part of a popular development in Broadwater, close to local shops, bus services and Broadwater Green. The accommodation consists of a communal hallway, reception hall, lounge/dining room, kitchen, bedroom, bathroom/w.c, allocated parking space, communal grounds and gardens.

- Ground Floor Apartment
- One Double Bedroom
- Sought After Development
- Popular Catchment Area
- Double Glazed Windows
- Gas Central Heating
- Allocated Parking Space
- Viewing Recommended



Communal Hallway

Steps up and shared communal front door to the communal hallway. Private door to flat.

Reception Hall

4.75m x 1.60m (15'7 x 5'3)

Radiator. Built in shelved storage cupboard. Built in storage cupboard. Coved and textured ceiling

Lounge

4.34m x 4.19m (14'3 x 13'9)

Dual aspect via double glazed windows and French doors. Radiator. Feature wall. High level skirting board. Picture rail. Cornice and textured ceiling.

Kitchen

2.92m x 1.88m (9'7 x 6'2)

Fitted suite comprising of a single drainer sink unit having mixer taps and storage cupboard below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall unit. Space for cooker with extractor hood over. Space for washing machine, dishwasher and additional appliance. Space for upright fridge/freezer. Part tiled walls. Wood effect



vinyl flooring. Coved and textured ceiling. Double glazed window.

Double Bedroom

3.68m x 3.35m (12'1 x 11'0)

Double glazed window. Fitted bedroom wardrobes. Radiator. Coved and textured ceiling.

Bathroom/W.C

2.67m x 2.16m (8'9 x 7'1)

Panelled with mixer taps. Step in shower cubicle with shower unit and tiled surround. Wash hand basin with mixer taps and storage cupboard below. Low level w.c. Tiled walls. Ladder design radiator. Coved and textured ceiling. Obscure glass double glazed window.

Communal Grounds

Communal grounds and gardens surround the development.

Allocated Parking Space

The flat comes with its own allocated parking space to the front of the block.



Lease & Maintenance

Lease: 160 years from 24th June 2014 (148 remaining)

Maintenance: £100 per calendar month

Ground Rent: n/a

NB: There are five flats in the building and Flat 1 is one of three freeholders.

Council Tax

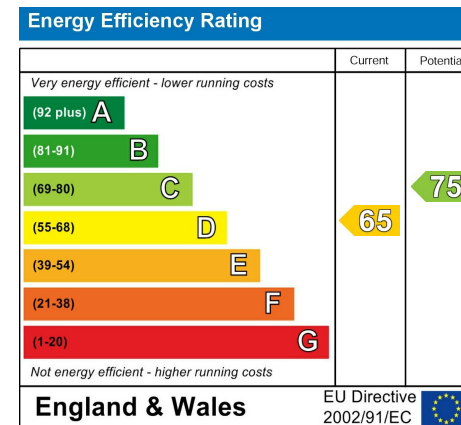
Council Tax Band B

GROUND FLOOR



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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