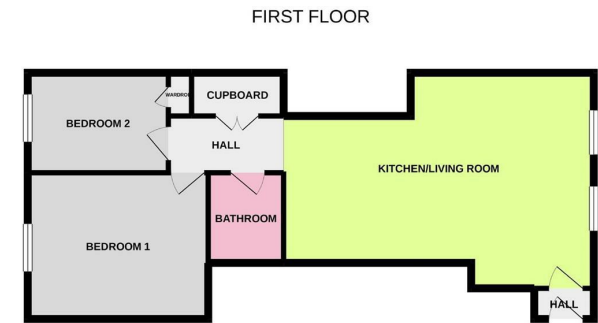




31 Broadwater Boulevard Flats, Worthing, BN14 8JF  
Guide Price £150,000



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements are taken from the floor to the ceiling and not from the floor to the floor. The plan is for guidance only and should not be used as a basis for any purchase or other transaction. The plan is for guidance only and should not be used as a basis for any purchase or other transaction. The plan is for guidance only and should not be used as a basis for any purchase or other transaction. The plan is for guidance only and should not be used as a basis for any purchase or other transaction.

Welcome to this delightful apartment located in Broadwater Boulevard in Worthing, a vibrant area known for its community spirit and convenient amenities. This modern property boasts an inviting open plan kitchen and living room, perfect for both relaxation and entertaining. The design allows for a seamless flow of space, making it ideal for contemporary living. The apartment features two well-proportioned bedrooms, providing ample space for rest and personalisation. The modern bathroom is tastefully designed, ensuring comfort and style. With no chain involved, this property offers a straightforward purchasing process, allowing you to settle in without delay.

Situated in the central Broadwater location, you will find yourself within easy reach of local shops, parks, and transport links, making it an excellent choice for those seeking both convenience and a sense of community. This apartment is perfect for first-time buyers, small families, or investors looking for a promising rental.

#### Communal Entrance Hallway

#### Internal Entrance Porch

#### Open Plan Kitchen / Living Room

7.16m x 4.88m (23'6" x 16'0")

#### Inner Hallway

2.62m x 1.07m (8'7" x 3'6")

#### Bedroom One

4.04m x 2.67m (13'3" x 8'9")

#### Bedroom Two

3.07m x 2.18m (10'1" x 7'2")

#### Modern Family Bathroom

2.67m x 1.70m (8'9" x 5'7")

#### Leasehold Information

#### Council Tax

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 59                      | 71        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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



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