



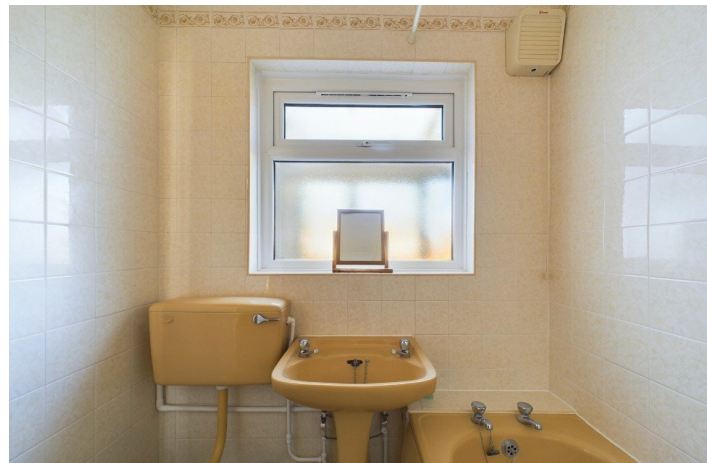
Centrecourt Road | Worthing | West Sussex | BN14 7AG

£250,000





We are delighted to offer for sale this deceptively spacious and bright first floor garden apartment positioned on this popular, quiet, residential road in Broadwater, close to local shops, amenities and mainline train station. The property boasts two bedrooms, dual aspect living room, fitted kitchen and bathroom, south-facing balcony, a large well kept rear garden and a private entrance. The apartment also benefits from a spacious loft room. The property is being sold with the freehold and no ongoing chain.



Key Features

- First Floor Garden Apartment
- South-Facing Dual Aspect Living Room
- Two Double Bedrooms
- Fitted Kitchen & Bathroom
- Spacious Loft Room
- Large Private Rear Garden
- South-Facing Private Balcony
- Freehold
- No Ongoing Chain
- Close To Local Shops, Amenities & Mainline Train Station



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The covered private front door opens up to the welcoming entrance hallway with stairs that rise to the main landing with doors to all rooms and benefits from a storage cupboard with shelving. Spanning the entire first floor, this spacious apartment boasts its own private garden, south-facing balcony and large multi use loft space. Positioned to the front of the property and measuring a generous 16' 6" x 9' 10" is the living room which boasts dual aspects via two double glazed windows and a door which leads on to the private, south-facing balcony. The room provides enough space for various living room furniture, such as a sofa and dining table making this a light and airy room to relax in all year round. The fitted kitchen measures 8' 9" x 7' 9" and has been installed with an array of floor and wall mounted units with space and provisions for white goods. The room conveniently provides access to a shared covered balcony with a metal staircase that leads to the good size private rear garden. Measuring 9' 10" x 9' 10", is the main double bedroom which features views of the garden via a large double glazed window. The second double bedroom features views out across the south facing private balcony. The bathroom has been fitted with a three piece suite including a bath with shower over, wash basin and toilet. There is also a very useful large insulated and boarded loft space which measures 25' 2" x 14' 9" with potential for an office, hobbies, and additional storage.

EXTERNAL

The property benefits from a large private rear garden which is accessed to via a metal staircase from the kitchen. The well kept garden is mostly laid to lawn and is fenced to the sides and wall enclosed to the rear, providing a secluded space for the family to enjoy all year round. There is also a private south-facing balcony, which is accessed via the living room.

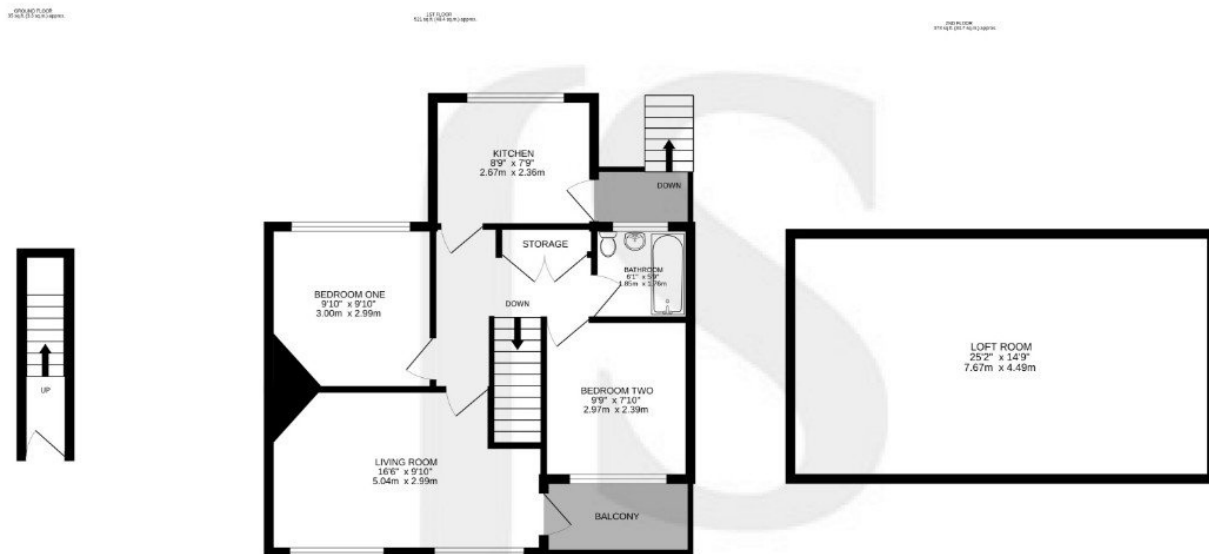
LOCATION

Located in the popular Broadwater area and conveniently located within easy reach of local shops on nearby South Farm Road and Broadwater's main shopping parade. The area is popular with families as it falls within sought after school catchment areas, including Broadwater Church Of England Primary. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is less than one mile away. Worthing Central mainline train station is less than 300 metres away, with other transport links running nearby.

Council Tax Band A

Tenure Freehold





TOTAL FLOOR AREA : 930 sq.ft. (86.4 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	67
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Property Details:

Floor area *as quoted by EPC:

Tenure: Freehold

Council tax band: A

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.