



**Broadwater Street West | Broadwater | Worthing | BN14 9BY**  
**Offers Over £220,000**



We are delighted to offer for sale this deceptively spacious and well presented two double bedroom apartment, situated in the heart of Broadwater close to local shops, amenities and mainline train station. The property boasts two double bedrooms, generously sized living/dining room, modern kitchen & bathroom, separate w/c and benefits from a private entrance.



## Key Features

- Second Floor Apartment
- Two Double Bedrooms
- Spacious Living/Dining Room
- Modern Fitted Kitchen & Bathroom
- Separate w/c
- Private Entrance
- Ideal First Time Buy Or Investment
- Long Lease
- Popular Broadwater Location
- Close To Local Shops, Amenities & Mainline Train Station



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

The property can be accessed by its very own private entrance which is located at the rear of the development. The front door opens into a space convenient to hang coats and store shoes, with stairs rising to the welcoming hallway. Located at the front of the property is the east facing living/dining room, this room measures a substantial 14'11" x 19'8" and can comfortably allow for both living and dining room furniture. The kitchen is positioned adjacent to this room and has been fitted with an array of modern white gloss wall and floor mounted units, topped with dark laminated worktops to create a smart contemporary finish. The room benefits from an integrated oven/hob, space and provisions for white goods and space for a large family sized breakfast table. The main bedroom measures 10'0" x 12'5" and has ample space for a large double bed alongside various other bedroom furniture. The second bedroom faces west and is situated at the rear of the property, this large room can also fit a double bed alongside other bedroom furniture. The bathroom has been fitted with a bath with overhead shower and hand wash basin, with a separate w/c located adjacent. The property has a large storage cupboard in the hallway, with a space above the stairs which is ideal for a home working desk setup.

Tenure - Leasehold

Lease Length - 114 years remaining

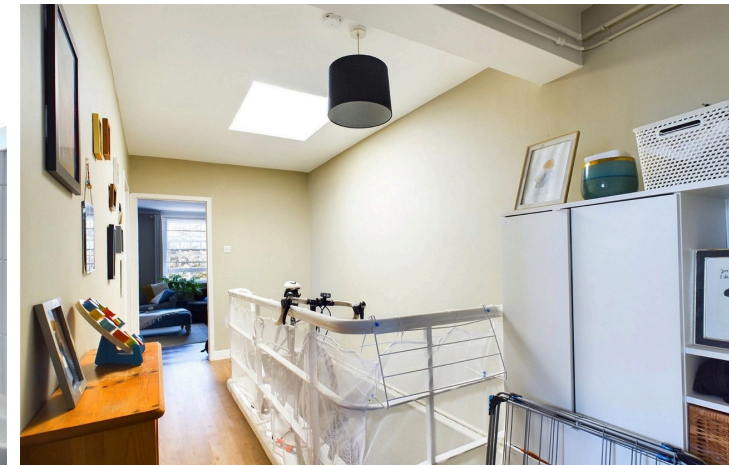
Maintenance - As and when required

Buildings insurance - £450 per annum

Ground rent - £100 per annum

## LOCATION

In the popular residential area of Broadwater, the property is less than one mile to Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities. The nearest station is Worthing which is less than 0.8 miles away. Bus services run nearby and is positioned within a good school catchment area. Offering easy access to the A27 and A24, this accessible location is highly desirable.



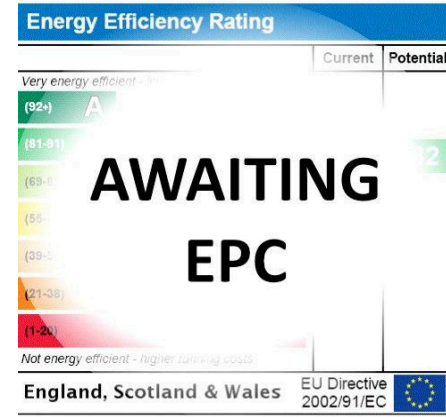


Approximate total area\*  
948.65 ft<sup>2</sup>  
88.13 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Property Details:

Floor area \*as quoted by EPC: tbc

Tenure: Leasehold

Council tax band: B

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.