



Cissbury Road | Worthing | BN14 9GX  
Asking Price **£375,000**





A beautifully presented ground floor apartment in a sought after Roffey Home Development. The property offers a good size living room with access to patio, a large kitchen with space for dining, two double bedrooms, with ensuite and walk in wardrobes to the main bedroom. A second spacious bathroom and plenty of built in storage cupboards. Externally, the property benefits from a west aspect patio and garage. Being sold chain free.



Property details: Cissbury Road | Worthing

## Key Features

- Ground Floor Flat
- Direct Access to West Facing Patio
- Two Double Bedrooms
- Ensuite & Walk-in Wardrobe
- Garage
- Extended Lease
- Over 55s
- Broadwater Village Location
- Chain Free
- Visitor Parking



**2 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

### INTERNAL

The large entrance hall offers built in storage and space for furniture. The west aspect lounge is bright and cosy, with space for both living and dining. A patio door leads out onto an open west aspect patio. The fitted kitchen offers a range of cupboards and drawers with integrated appliances and built in oven at easy reach. The kitchen also offers enough space for a dining table and a further door leads on to the patio. The two bedrooms are both doubles with the main benefiting from a walk in wardrobe, fitted cupboards, and ensuite shower room. A further bathroom has a modern fitted suite with bath and shower over.

### EXTERNAL

Both the lounge and kitchen have access onto the patio, offering a sunny west aspect, being the perfect spot to enjoy reading a book or a glass of wine! The garage is located within the development and benefits from an electric up and over door and power and light.

### SITUATED

Situated in this popular Charmandean location, the property is positioned within 200 metres of local shops and amenities in nearby Broadwater village. A bus route passes close by giving access to all parts of the town and its surrounding areas. Worthing mainline railway station is also easily accessible.

### TENURE

Leasehold

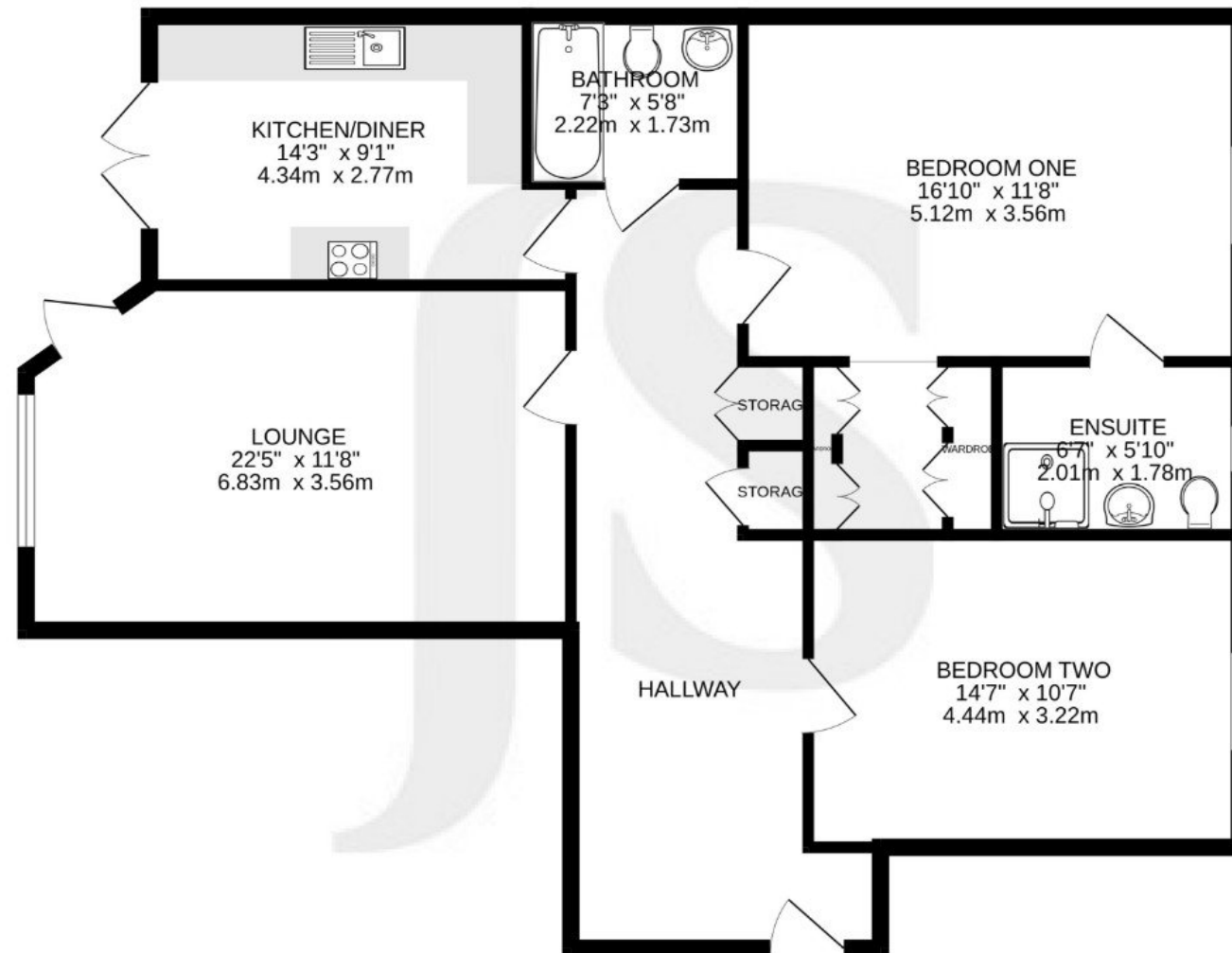
168 years remaining

Maintenance: Approx. £2000 per annum. Covering building insurance, all external maintenance and communal gardens.

Ground rent: Peppercorn



## 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.  
Made with Metropix ©2023



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

## Property Details:

Floor area as quoted by EPC: 1087 sqft

Tenure: Leasehold

Council tax band: E

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.