



Cissbury Road | Broadwater | Worthing | BN14 9LF

Offers Over £230,000



We are delighted to offer for sale this unique and beautifully presented ground floor south facing garden apartment forming part of the attractive converted Edwardian house. Positioned located in the popular Broadwater Village close to it's Green location and comprehensive parade of shops and local restaurants the property boasts one large double bedroom, dual aspect lounge/diner, modern fitted kitchen & bathroom, south facing private rear garden, long lease and low outgoings.



Key Features

- Ground Floor Garden Apartment
- One Double Bedroom
- Dual Aspect Lounge/Diner
- Private Entrance
- Modern Fitted Kitchen & Bathroom
- South Facing Private Rear Garden
- Edwardian Period Conversion
- Walking Distance To Shops and Restaurants
- Long Lease & Low Outgoings



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

A private front door to the side of this imposing and attractive Edwardian home opens to a small entrance lobby which in turn gives direct access to the kitchen/breakfast room. This well sized space has been fitted with an array of modern floor and wall mounted white gloss units with modern amenities including fridge/freezer an electric cooker and new washing machine. In addition the kitchen can comfortably accommodate a breakfast/dining table. The flat has engineered flooring throughout and runs into the dual aspect lounge/diner. This east and south facing lounge/diner boasts a wealth of natural light creating the perfect space to entertain and has uPVC double glazed patio doors leading to the private feature south facing rear garden. The bedroom is a spacious size and has ample space for a large double bed which also included huge amounts of free standing storage and usb connections for all electric devices. The bathroom is a larger than average and has been fitted with a full white suite including a bath with shower over, large wash basin and toilet. The bathroom also has a storage cupboard and full sized heated towel rails.

EXTERNAL

This unique ground floor apartment benefits from direct access to it's own, private south facing garden. It has been recently re-turfed with mature flower beddings surrounding creating a peaceful and colourful outlook. There is also a large storage shed providing additional storage with a fenced gate providing side access.

Tenure Leasehold

Lease: 102 Years Remaining

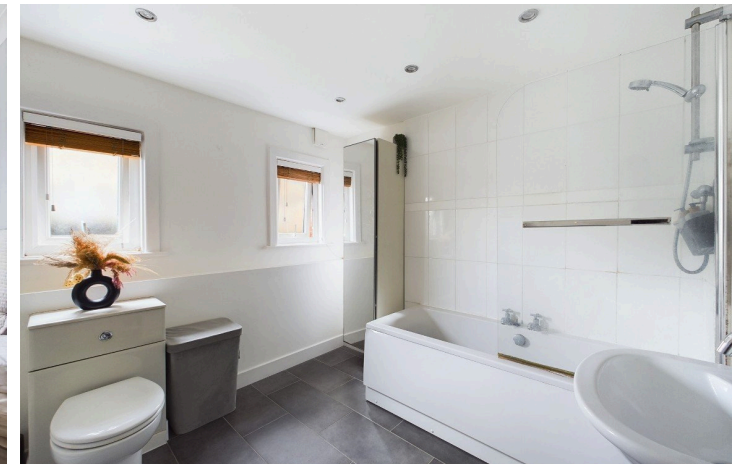
Maintenance: 25% Share As & When

Ground Rent: £100 Per Annum

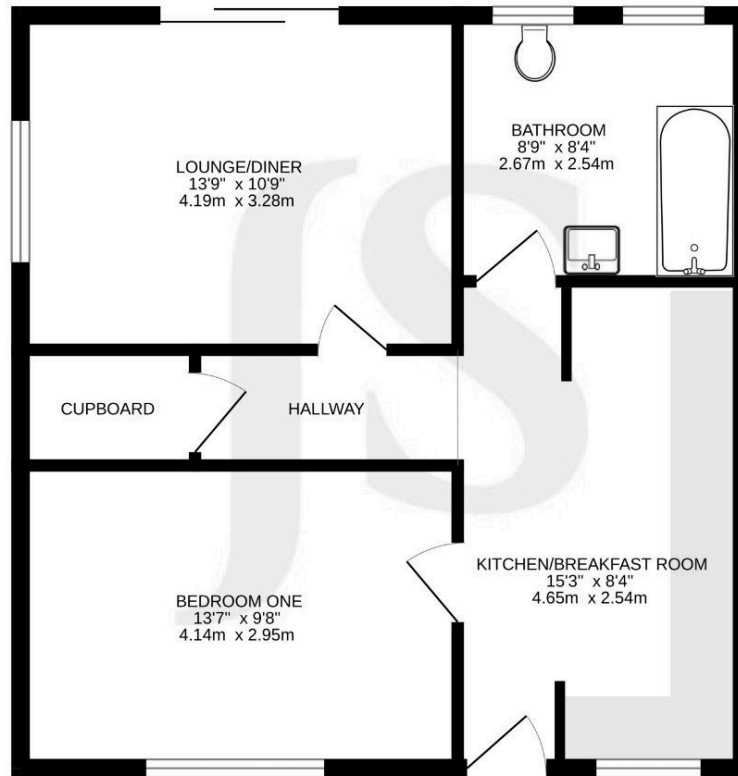
LOCATION

In the favoured area of Broadwater, local amenities can be found close by on Broadwater Shopping Parade and Lyons Farm Retail Park. The property provides easy access to the A27 and A24 and is well positioned for local schools/colleges, park and recreational grounds. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately one and a half miles away. The nearest station is Worthing which is approximately one mile away. Bus services run nearby.

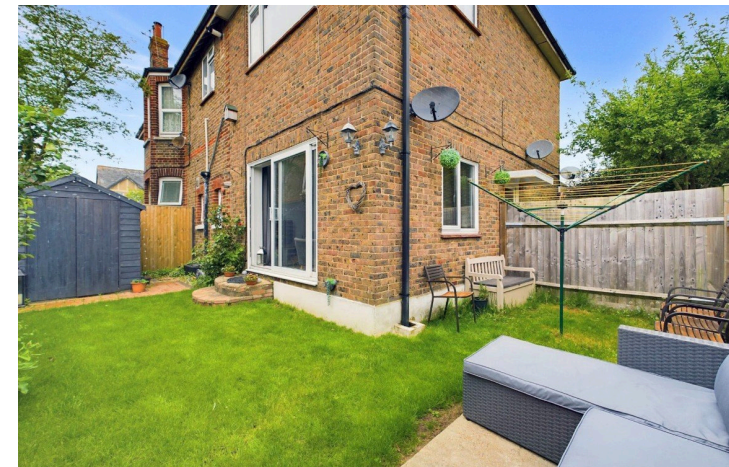
N.B. Under the Estate Agents Act 1979, we advise that the vendor is an employee of Jacobs Steel and Company Limited.



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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	68	
(39-54) E		
(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: 570 Sqft

Tenure: Leasehold

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.