



Centrecourt Road | Broadwater | Worthing | BN14 7AG

Offers Over £245,000



Jacobs Steel are delighted to offer for sale this immaculately presented and generously sized first floor apartment, positioned on this highly sought after and quiet residential road in Broadwater; close to local shops, amenities and mainline train station. This spacious property boasts two double bedrooms, light and airy living room, recently renovated kitchen/breakfast room, contemporary bathroom suite, private entrance, south-facing balcony and impressive rear garden. This property is being sold with the freehold and vendor suited.



## Key Features

- First Floor Apartment
- Two Double Bedrooms
- Light & Airy Living Room
- South-Facing Private Balcony
- Recently Fitted Kitchen/Breakfast Room
- Contemporary Three Piece Bathroom Suite
- Impressive Private Rear Garden
- Freehold
- Vendor Suited



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

The private front door opens to the welcoming entrance hall with an exposed brick feature wall and stairs that ascend to the apartment. Upon entry, there is a spacious kitchen/breakfast room which measures a generous 14'6" x 8'1", providing ample space for a dining table, making this room perfect for both cooking and dining. The modern fitted kitchen has been installed with an array of grey floor mounted units, fitted shelving, wooden worktops and integrated appliances which include an electric oven, hob and large fridge/freezer. This room provides views and access to the private, feature rear garden via a staircase. Positioned to the front of the building and measuring 9'10" x 16'6" is the living room, which is comfortably large enough for various furniture arrangements. This room provides convenient access to the private south-facing balcony. The main double bedroom measures 9'10" x 9'10" and boasts space for a double bed and storage and also benefits from views of the rear garden. The second bedroom is also large enough for a double bed and benefits from a bright, southerly aspect. The contemporary bathroom has been installed with a three piece suite including a walk-in shower cubicle, wash hand basin and W/C. This home has been finished to an exceptional standard and an internal viewing is highly recommended.

### EXTERNAL

There is a south-facing balcony which is directly accessible from the living room, providing a sunny place to relax throughout the day. The private, feature rear garden is also directly accessible from the kitchen. This feature garden is an impressive size and is mostly laid to lawn. There is also garden shed, perfect for storing tools and garden furniture.

### LOCATION

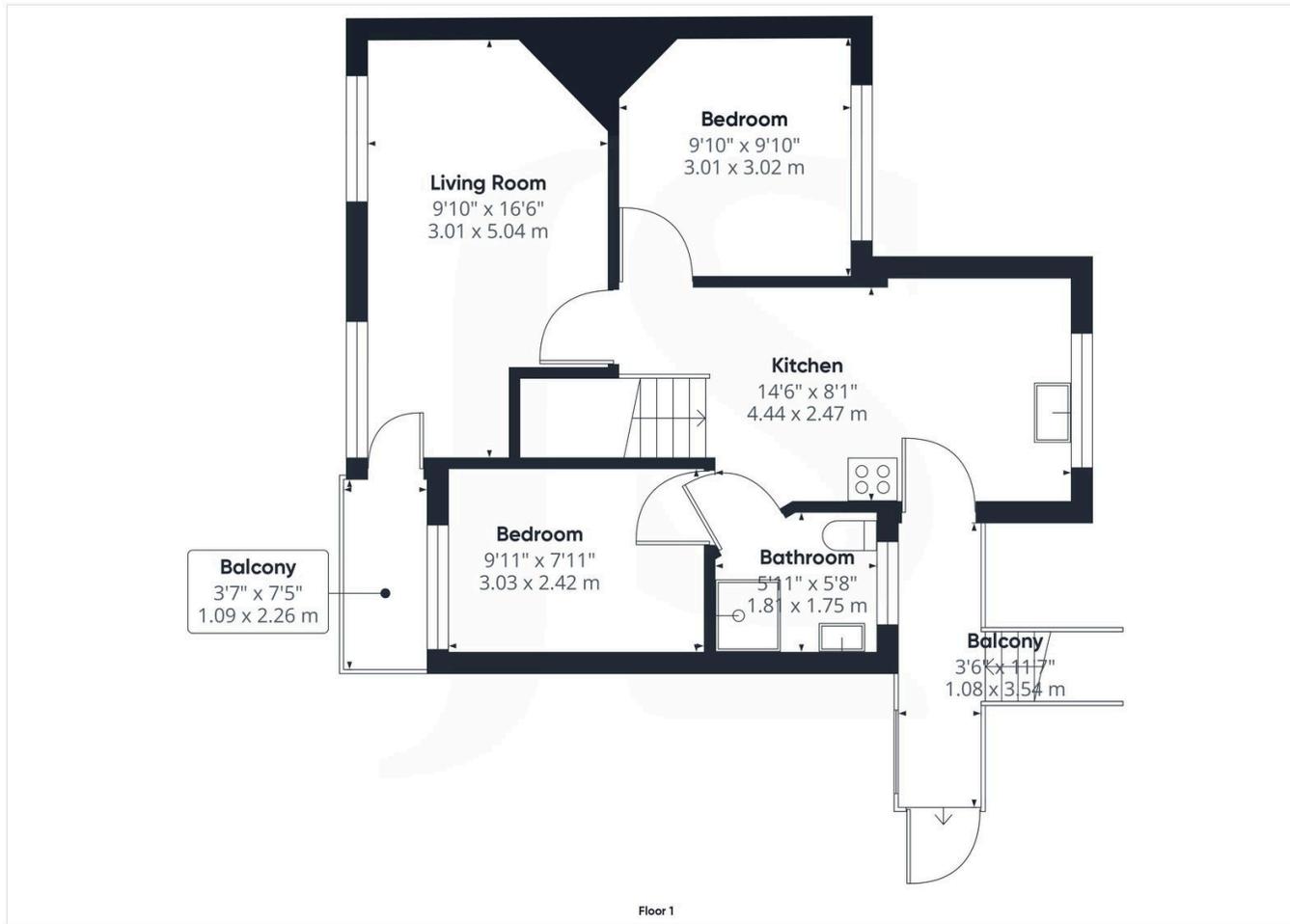
Positioned in the desirable Broadwater area and conveniently positioned within easy reach of local shops on nearby South Farm Road and Broadwater's main shopping parade. The area is popular with families as it falls within sought after school catchment areas, including Broadwater CofE Primary. Worthing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

Council Tax Band A

Tenure Freehold

Maintenance 50% As & When





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>	70	76
(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: 549 Sqft

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.