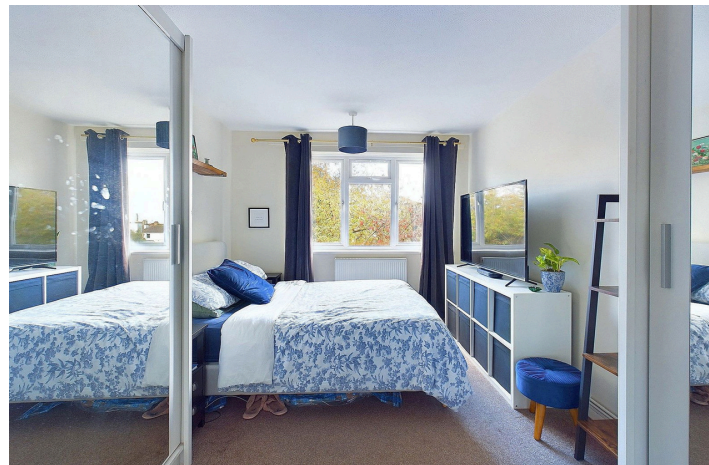




Ashington Court | Broadwater Street East | Worthing | BN14 9AQ  
Guide Price £230,000



Jacobs Steel are excited to offer for sale this immaculately presented second floor apartment, located within the popular residential neighbourhood of Broadwater and only a short distance from Broadwater high street. Boasting two double bedrooms, a spacious lounge/diner, fitted kitchen and three piece bathroom suite, the property also benefits from an east facing balcony and residents parking



## Key Features

- Purpose Built Second Floor Flat
- Two Double Bedrooms
- Spacious Lounge/Diner
- East Facing Balcony
- Residents Parking
- Gas Central Heating and Double Glazing
- Popular Broadwater Location
- No Onward Chain
- Three Piece Bathroom Suite
- Fitted Kitchen With Oven And Hob



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

A communal stairway rises to the second floor and the front door leads through to a 'L' shaped hallway providing access to all rooms, and benefits from built in storage and delightful Parquet flooring which continues through to the lounge/diner which measures 14'03" x 14'11" and has a large picture window and upvc door, allowing for plenty of light and access to a private east facing balcony. Two double bedrooms measure 14'05" x 09'10" and 13'10 x 09'11" and are located on the east and west sides respectively, creating ample space for furniture and storage, and create the perfect space for relaxation. The kitchen is 'L' shaped in designed with both floor and base mounted cabinets to accompany built in 'larder' style cupboards and contrasting work surfaces. There is an integrated oven and hob alongside space and provisions for further appliances. The bathroom includes a three piece suite comprising of a bath with a shower over, w/c and a wash hand basin.

### EXTERNAL

The development is surrounded by well maintained communal gardens, mainly laid to lawn with trees and bushes at the borders. There is off street residential parking which is operated on a 'first come first serve' basis.


### LOCATION

Situated In the popular area of Broadwater, local amenities can be found nearby within a 0.2 miles. The property provides easy access to the A27 and A24 and is close to local schools and parks. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is less than 1 mile in distance. The nearest station is Worthing which is only a 1.1 mile walk away, whilst many bus services run nearby.

Tenure: Leasehold  
155 year lease from 25th March 1962





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>	79	79
(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: 732 SqFt

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.