



King Edward Avenue | Broadwater | Worthing | BN14 8DS
£190,000



We are delighted to offer for sale this spacious and well presented second floor apartment, situated close to local shops, amenities and mainline train station. The property boasts one double bedroom, south facing living/dining room, modern fitted kitchen/breakfast room, bathroom suite and south facing private balcony.



Key Features

- Second Floor Apartment
- One Double Bedroom
- South Facing Living/Dining Room
- Modern Kitchen/Breakfast Room
- Fitted Bathroom Suite
- South Facing Private Balcony
- Ideal First Time Buy Or Investment
- Low Outgoings
- Close To Local Shops, Amenities & Mainline Train Station
- Less Than 400 Metres From East Worthing Station



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

The apartment's private front door opens into the welcoming entrance hall with access to all rooms and space to hang coats and store shoes. Positioned at the front of the property is the living/dining room which measures a generous 12'11" x 15'5" and benefits from large windows facing south, transforming this space into a light and airy room all year round. There is plenty of room for both living and dining room furniture. Situated parallel is the kitchen/breakfast room, which has been fitted an array of white wall and floor mounted units, topped with dark marble laminate worktops to create a smart contemporary finish. There is a breakfast bar alongside plenty of space and provisions for multiple white goods. The bedroom measures 10'0" x 12'8" and benefits from direct views out to the South Downs. This room can comfortably fit a large double bed alongside various other free standing bedroom furniture. The bathroom has been fitted with a three piece suit including a bath with overhead shower, toilet and hand wash basin.

EXTERNAL

The apartment has a south facing rear balcony which has mature views over the well kept communal grounds.

LOCATION

Situated on the popular residential road of King Edward Avenue the property sits within easy reach of Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities approximately 0.7 miles away. The property is well connected to local mainline train stations including East Worthing 0.4 miles away and Worthing Central which is approximately 0.5 miles away with bus services run nearby.

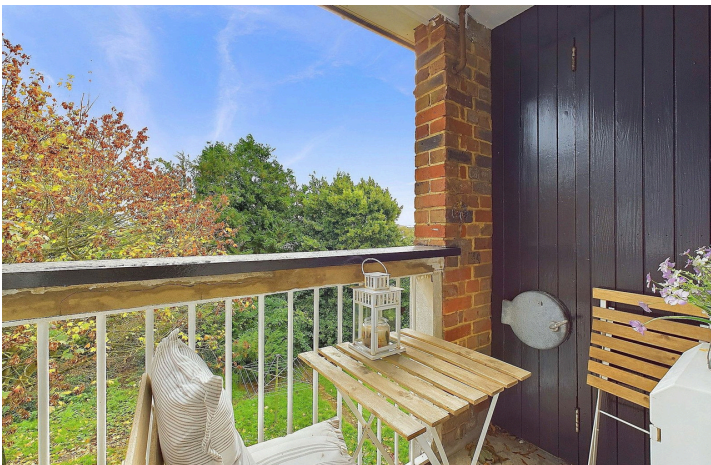
Tenure: Leasehold

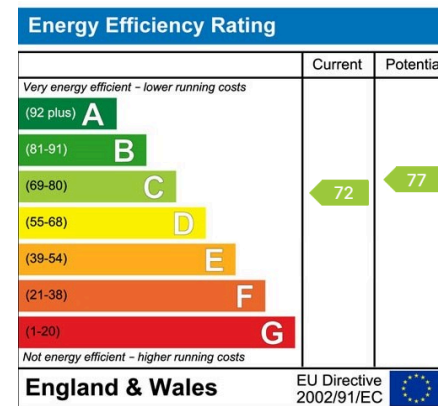
Lease Length: 90 Years Remaining

Maintenance: £550 Per Annum

Ground Rent: £10 Per Annum

Council Tax Band: A





Property Details:

Floor area *as quoted by EPC: 646 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.