

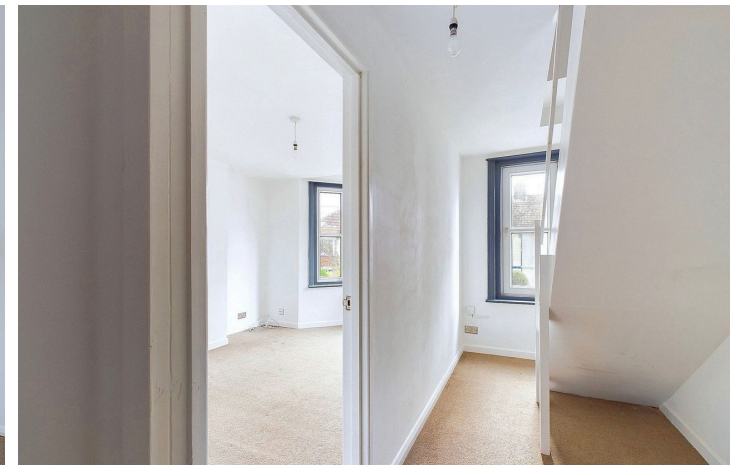


Kingsland Road | Broadwater | Worthing | BN14 9ED

Guide Price £255,000



We are delighted to offer for sale this spacious and charming first floor apartment situated in the highly sought after area of Broadwater, close to local shops and amenities. The property boasts two double bedrooms, south facing living room, fitted kitchen & bathroom and is being sold with no ongoing chain.



Key Features

- First Floor Maisonette Apartment
- Two Double Bedrooms
- Separate Living Room
- Share Of Freehold
- Popular Broadwater Location
- Fitted Kitchen
- South Facing Living Room
- Ideal First Time Buy Or Investment
- Close To Local Shops, Amenities & Mainline Train Station
- No Ongoing Chain



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The front door opens into the well kept communal areas with access to the apartments private front door, with stairs that lead to the first floor. Positioned at the front of the property is the generously size living room measuring 9'9" x 13'3" and facing south, creating a light and airy room all year round. The kitchen is located adjacent and has been fitted with an array of wall and floor mounted units, with space and provisions for multiple white goods and plenty of room for a breakfast table. The main bedroom is situated at the rear of the apartment and measures a substantial 10'9" x 11'3", comfortably fitting a large double bed alongside various other bedroom furniture with ease. The second bedroom is on the top floor and benefits from facing west, with eave storage. The bathroom has been fitted with a three piece suite including bath with shower overhead, a toilet and hand wash basin.

EXTERNAL

The apartment benefits from owning the front garden which is a low maintenance area laid with shingle and some planted shrubs.

LOCATION

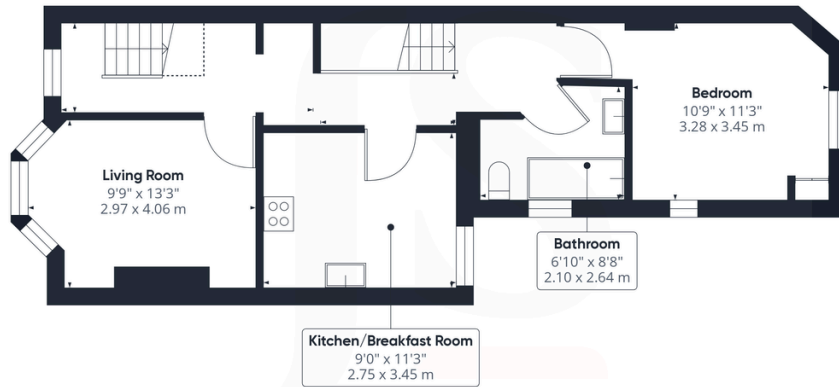
Situated In the popular area of Broadwater, local amenities can be found nearby less than 800 yards away. The property provides easy access to the A27 and A24 and is close to local schools and parks. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately one and a half miles away. The nearest station is Worthing which is approximately one mile away. Bus services run nearby.

Tenure - Share Of Freehold

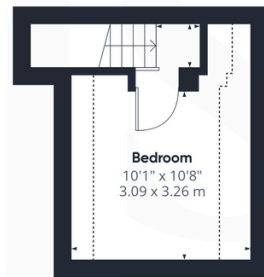
Leasehold - 988 Years Remaining

Maintenance - 50/50 split as and when required

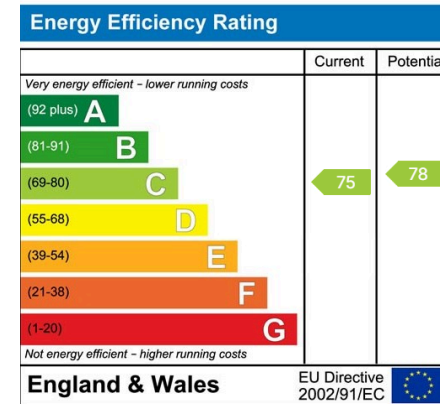




Floor 0



Floor 1



Property Details:

Floor area *as quoted by EPC: 743 SqFt

Tenure: Share of 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.