



Northwood Court, Cissbury Road | Worthing | BN14 9LE  
Guide Price **£195,000**





We are delighted to offer a ground floor apartment situated in a development of six properties in Broadwater. The apartment offers one double bedroom, lounge/ dining room, fitted kitchen and wet room. The property also benefits from communal gardens, a garage and is within walking distance to local transport links, shopping facilities and the South Downs National Park.





## Key Features

- Ground Floor Apartment
- Double Bedroom with Built In Wardrobes
- Lounge/Dining Room
- Fitted Kitchen
- Shower Room
- Leasehold
- Communal Gardens
- Garage
- Off Road Parking
- Close to Local Amenities



**1 Bedroom**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

Entering the communal area we find the property on the ground floor. On entering the threshold the entrance hall has three cupboards. The west facing lounge/dining room offers a bright spacious room with patio doors that lead out onto the communal gardens. The kitchen offers fitted wooden units with inset sink and drainer, electric hob, oven below and extractor fan above, also space for appliances. The bedroom is a double room with built in wardrobes and views of the communal gardens. The shower room includes an open shower with a fold down seat, additionally there is a wash hand basin and WC.

### EXTERNAL

Well kept communal gardens surround the property and the property benefits from an allocated garage in a compound of six and benefits off road parking in front of the garage.

### TENURE

Lease: 135 years left

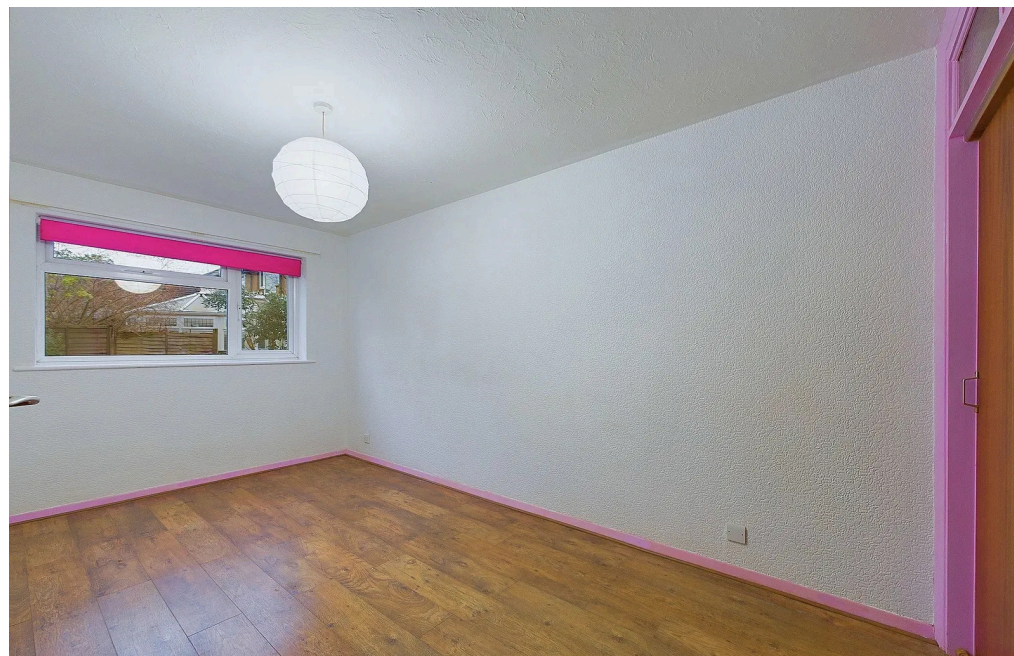
Service Charge: £2,000 p.a

Ground Rent: £200 p.a

Council Tax Band: A

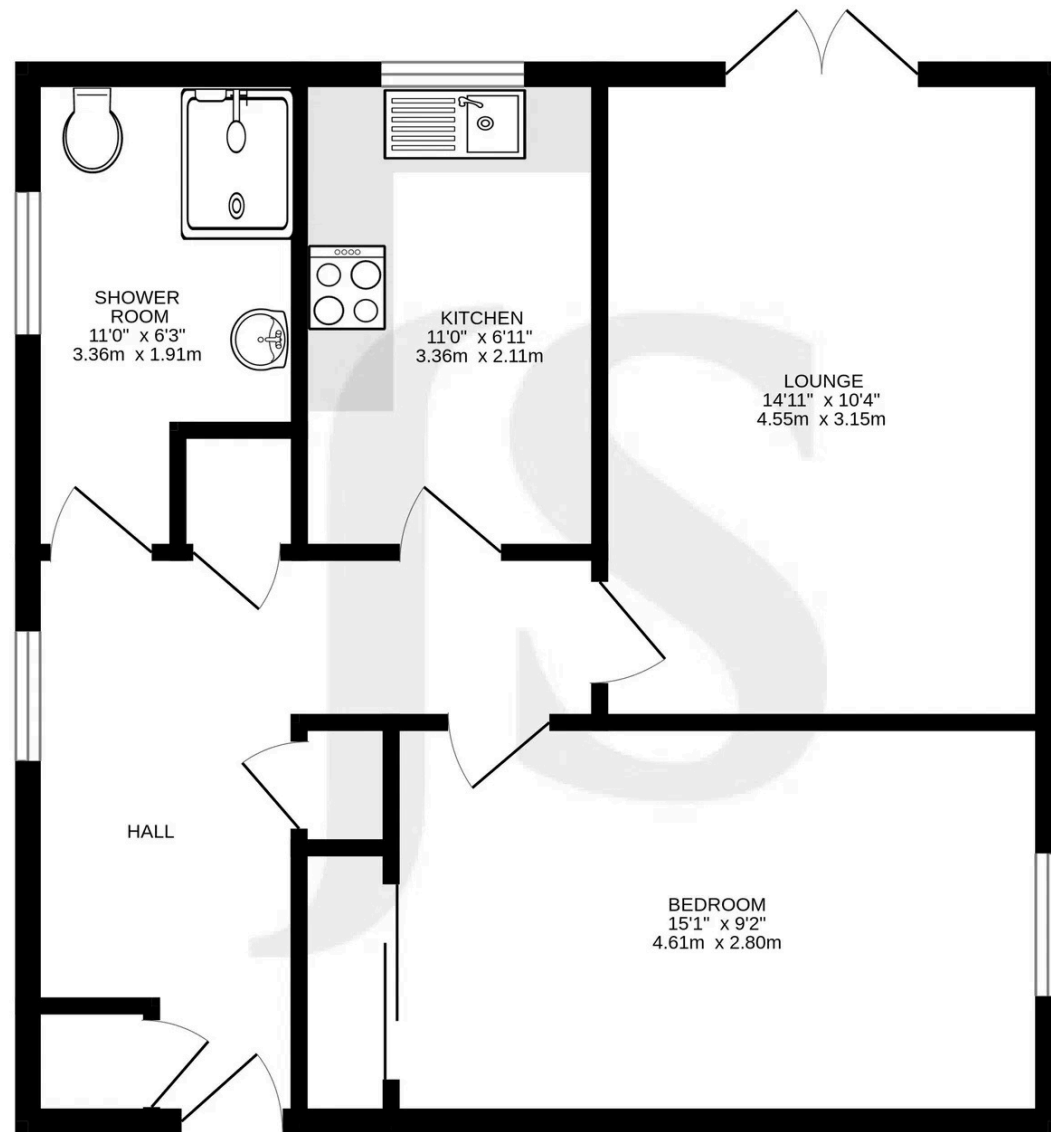
### SITUATED

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.



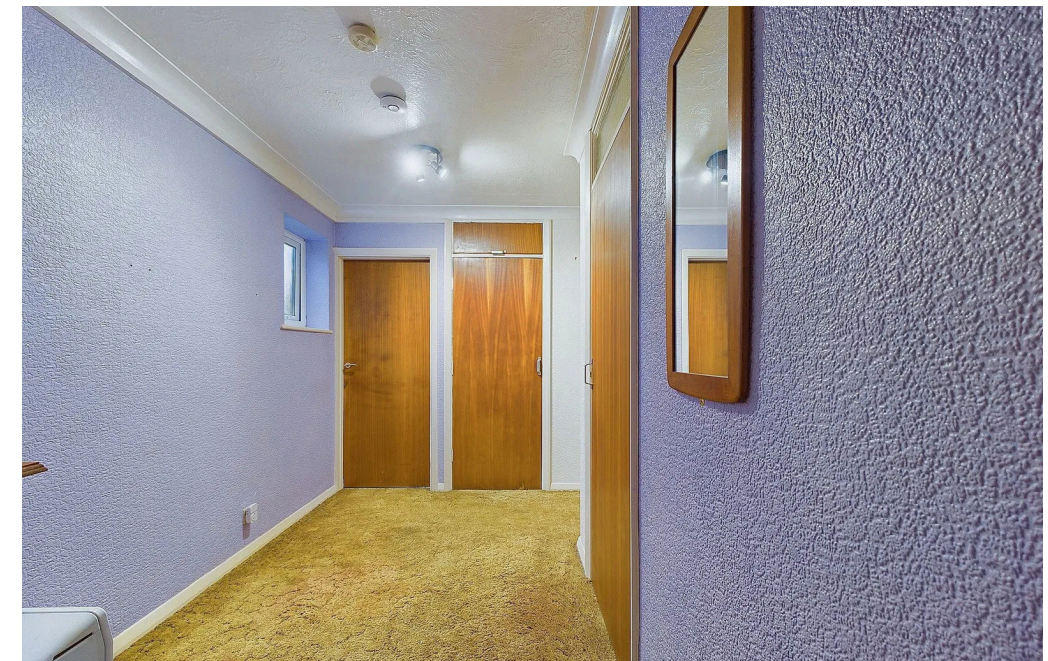



GROUND FLOOR



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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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.



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>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(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** 592 SqFt

**Tenure:** Leasehold

**Council tax band:** A