



**Flat 28 Meadway Court, The Boulevard, Worthing, BN13 1PW**  
**Guide Price £230,000**





We are pleased to present this first-floor flat to the market. The property offers two well-proportioned double bedrooms, a fitted kitchen, a separate utility room, a spacious lounge/dining area, and a bathroom. While the flat requires some refurbishment there is the benefit of a garage within the compound, a dedicated parking space in front of the garage and additional residents' parking. Ideally situated, the property is just a stone's throw from local shopping facilities and excellent transport links, making it a highly convenient location.





## Key Features

- First Floor Flat
- Two Bedrooms
- Fitted Kitchen & Utility Room
- Lounge/ Dining Room
- In Need Of Work
- Garage
- Non Allocated Parking
- Close To Bus Routes & Train Lines
- Local Shopping Facilities Close by
- CHAIN FREE



**1 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

A communal entry phone system provides secure access to the building, with a communal door leading into the shared entrance hall and stairs rising to the first floor. The front door opens into a welcoming entrance hall, providing access to all rooms. The kitchen features white units with contrasting black work surfaces, along with space for appliances, built-in oven, gas hob, sink with a drainer and a door leading to the utility room. The utility room offers additional space for a fridge/freezer, tumble dryer and extra storage. The spacious lounge/dining room provides ample room for a dining table, chairs and living furniture, creating a comfortable and versatile living space. The property includes two generously sized double bedrooms, with the primary bedroom benefitting from built-in wardrobes with mirrored doors. The bathroom is currently undergoing renovation and requires finishing, offering an opportunity for the new owner to add their own touch.

### EXTERNAL

Garage located in the compound with an up and over door and secure locks.

### LOCATION

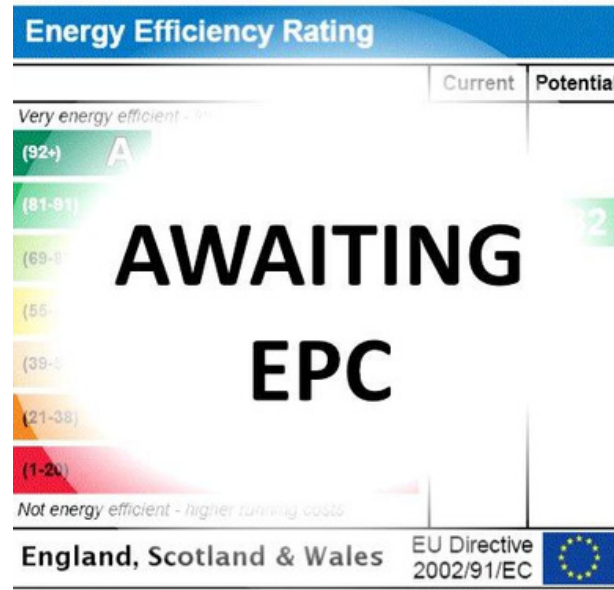
Located on The Boulevard, the property benefits from a range of local amenities just 100 yards away at Strand Parade, while Goring Seafront is only 1.25 miles away. Worthing Town Centre, offering comprehensive shopping facilities, restaurants, pubs, cinemas, theatres, and leisure amenities, is approximately 2.5 miles from the property. For commuters, Durrington-on-Sea railway station is just over 500 yards away, providing convenient transport links, and regular bus services run nearby.

### TENURE

lease: 932 years remaining  
Service Charge: £2014 Per Annum  
Ground Rent: £10 Per Annum







**Property Details:**

Floor area (as quoted by EPC): 71 sqm

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.