

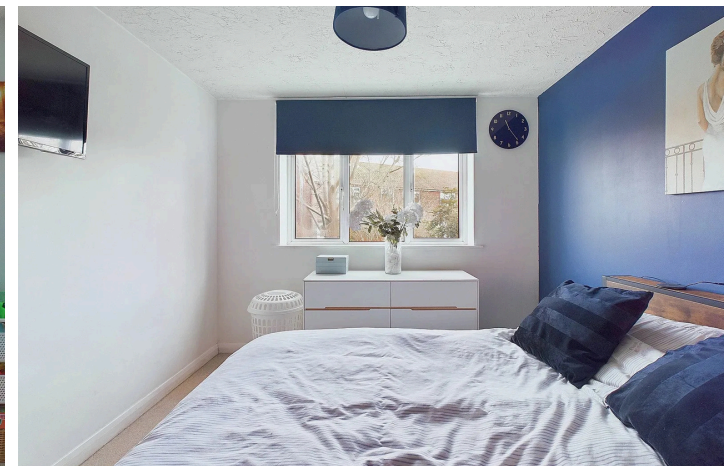


Woodsdale Court | Dominion Road | Worthing | BN14 8JQ  
£220,000





We are delighted to offer for sale this spacious ground floor apartment, situated within the popular Broadwater area close to local shops, amenities and mainline train station. The property boasts two double bedrooms, west facing living/dining room, fitted kitchen & bathroom and features an allocated parking space.





## Key Features

- Ground Floor Apartment
- Two Double Bedrooms
- South Facing Fitted Kitchen
- Three Piece Bathroom
- West Facing Living/Dining Room
- Long Lease
- Allocated Parking Space
- Well Kept Communal Grounds
- Highly Desirable Broadwater Location
- Close To Local Shops, Amenities & Mainline Train Station



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

The communal entrance is accessed via a secure entry phone system, which provides access to the apartments front door. Positioned at the front of the apartment is the living/dining room measuring a substantial 11'3" x 16'2" and having plenty of room for both living and dining room furniture. This room benefits from facing west and absorbs the afternoon sun throughout the year, creating a light and airy hosting space. The kitchen has been fitted with an array of grey wall and floor mounted units, topped with laminate worktops and space for white goods. Both double bedrooms are situated at the rear of the apartment and measure a generous 10'8" x 9'6" and 8'0" x 9'5", with space for a large double bed and both rooms feature built in wardrobes. The bathroom has been fitted with a three piece suite including a bath with overhead shower, toilet and hand wash basin.

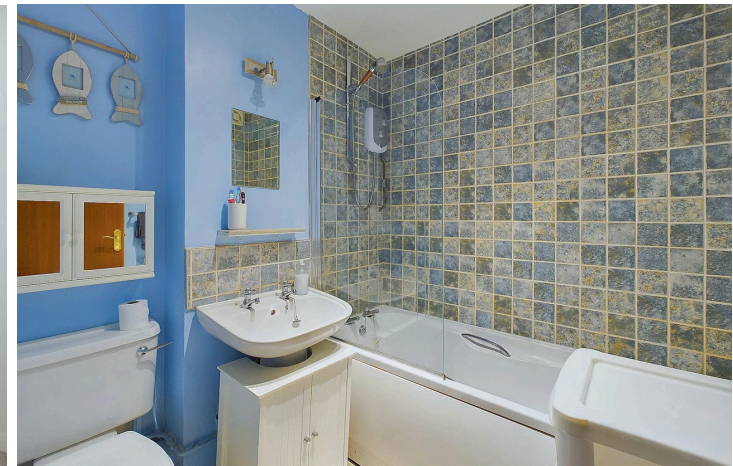
### EXTERNAL

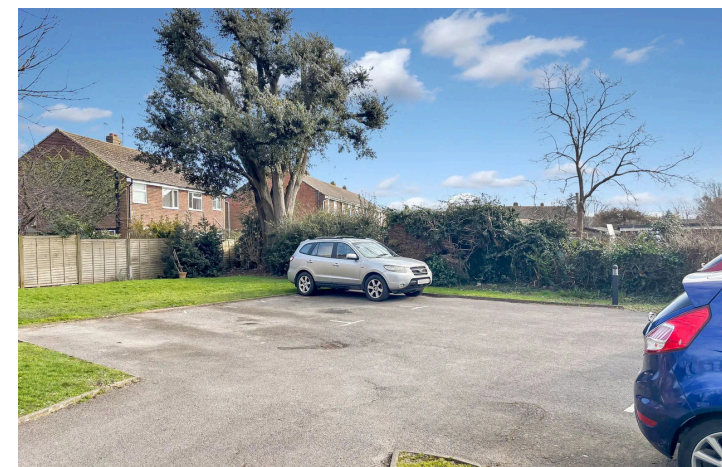
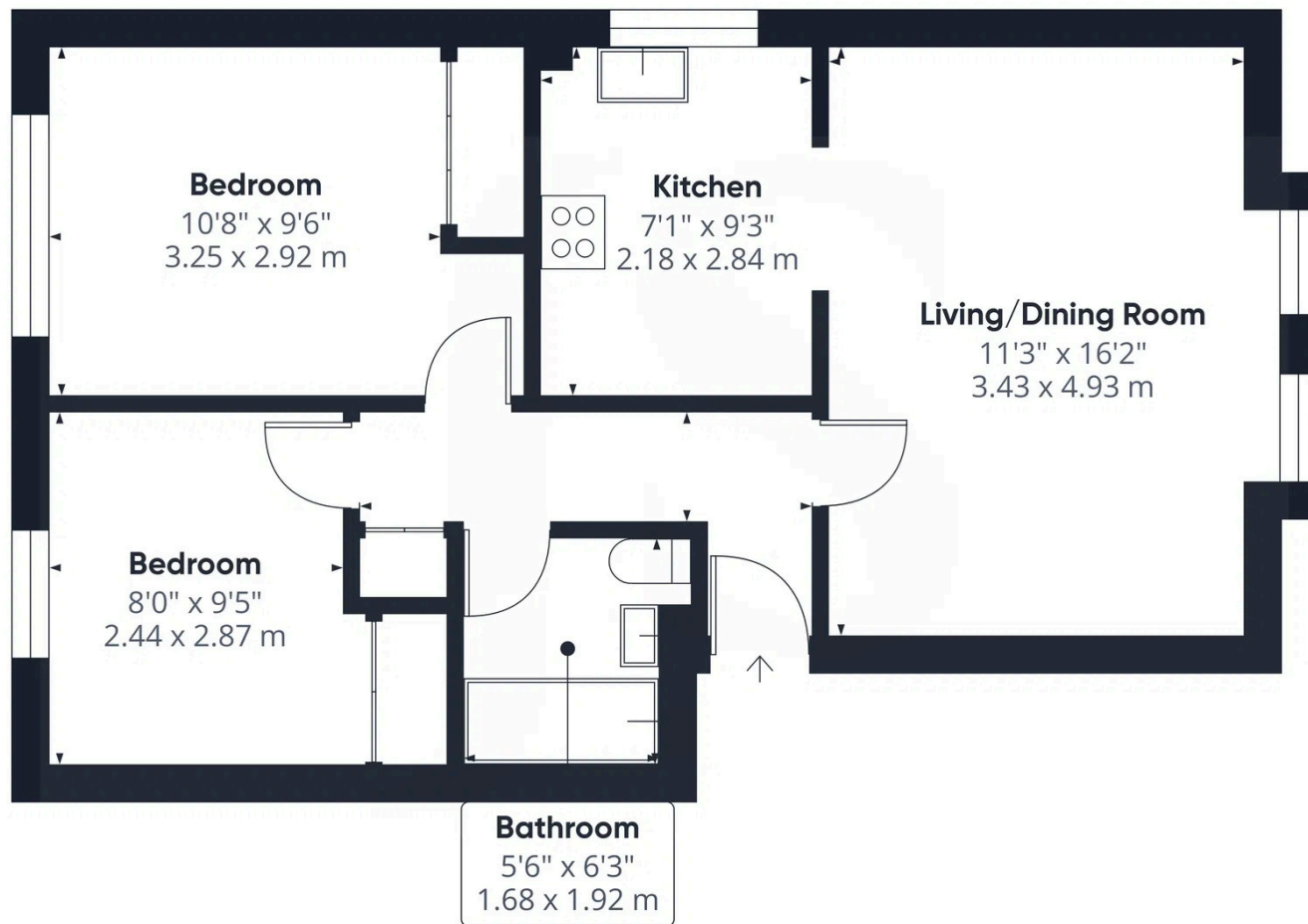
There are beautifully maintained communal grounds surrounding the development with an allocated parking space for the apartment.

### LOCATION

Situated In a popular residential area of Broadwater with local amenities approximately half a mile away in Broadwater Village Parade. The property provides easy access to the A27 & A24. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities less than 1.5 miles away. The nearest station is Worthing which is approximately 0.75 miles away. Bus services run nearby.

Leasehold - 158 years remaining  
Maintenance - £893 every 6 months  
Ground Rent - £0





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Property Details:

Floor area \*as quoted by EPC: 603 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.