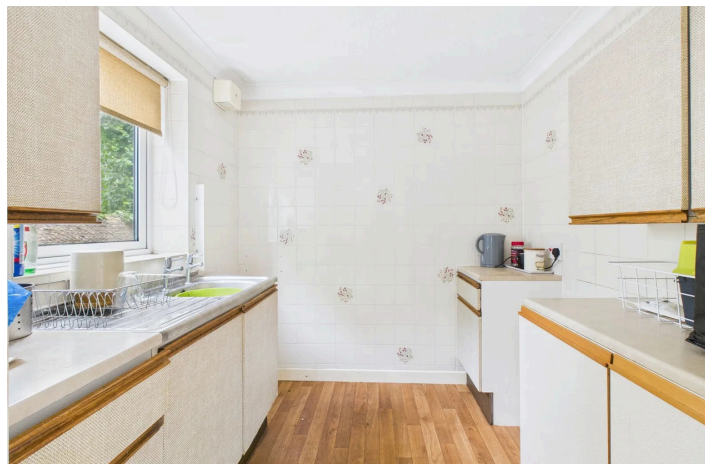




Homesteyne House | Broadwater Road | Worthing | BN14 8AJ
Offers in the Region of £90,000



We are delighted to offer for sale this spacious ground floor retirement apartment situated close to Worthing town centre, local shops, amenities and Worthing hospital. The apartment boasts one double bedroom, west facing kitchen/diner, fitted kitchen & bathroom, communal laundry room/living room/guest suite and communal parking.



Key Features

- Warden Assisted Ground Floor Apartment
- One Double Bedroom
- Onsite Residents Manager
- Fitted Bathroom
- Bus Routes Nearby
- Passenger Lift
- Communal Parking, Laundry Room & Guest Suites
- Well Maintained Communal Gardens
- Close To Worthing Town Centre, Worthing Hospital & Other Local Amenities
- No Ongoing Chain



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

The development offers a range of well-appointed communal facilities, including a welcoming residents' lounge with direct access to the beautifully maintained communal garden, a fully equipped laundry room, and a convenient guest suite for visiting friends or family. The apartment's private front door opens into a bright and inviting hallway, providing access to all rooms as well as a generously sized storage cupboard. Positioned on the west side of the property, the spacious living/dining room—measuring an impressive 13'3" x 17'3", features a double-glazed door that leads out to a private patio area, perfect for enjoying the afternoon sun. The adjacent kitchen is thoughtfully designed, fitted with a range of both wall and base units, and offers ample space and plumbing for multiple white goods. The well-proportioned double bedroom, measuring 10'7" x 14'1", comfortably accommodates a large double bed along with additional freestanding furniture. Completing the accommodation is a modern wet room, comprising a walk-in shower, WC, and hand wash basin for ease and convenience.

EXTERNAL

Beautifully maintained communal gardens envelop the development, creating a peaceful and picturesque setting. To the rear, there is convenient unallocated parking, along with a dedicated area for visitors.

LOCATION

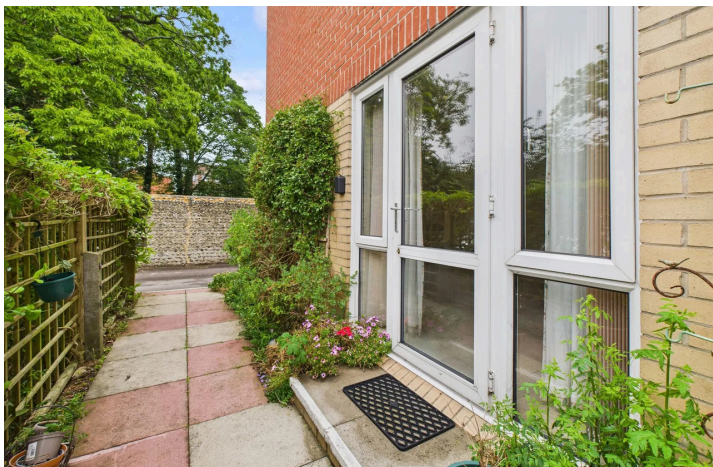
Situated This property is situated on a highly sought-after road in Broadwater. It is within 1 mile of Worthing Seafront and less than half a mile from the town centre, providing convenient access to popular restaurants and cafes in the vicinity. Bus routes are located outside the development on Broadwater road.

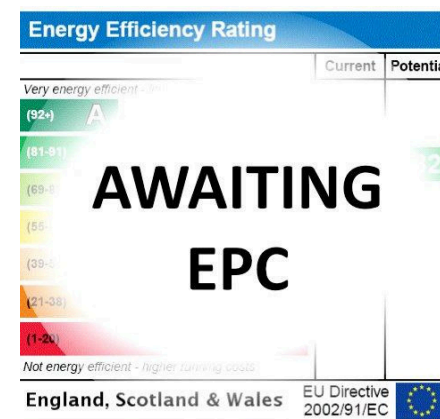
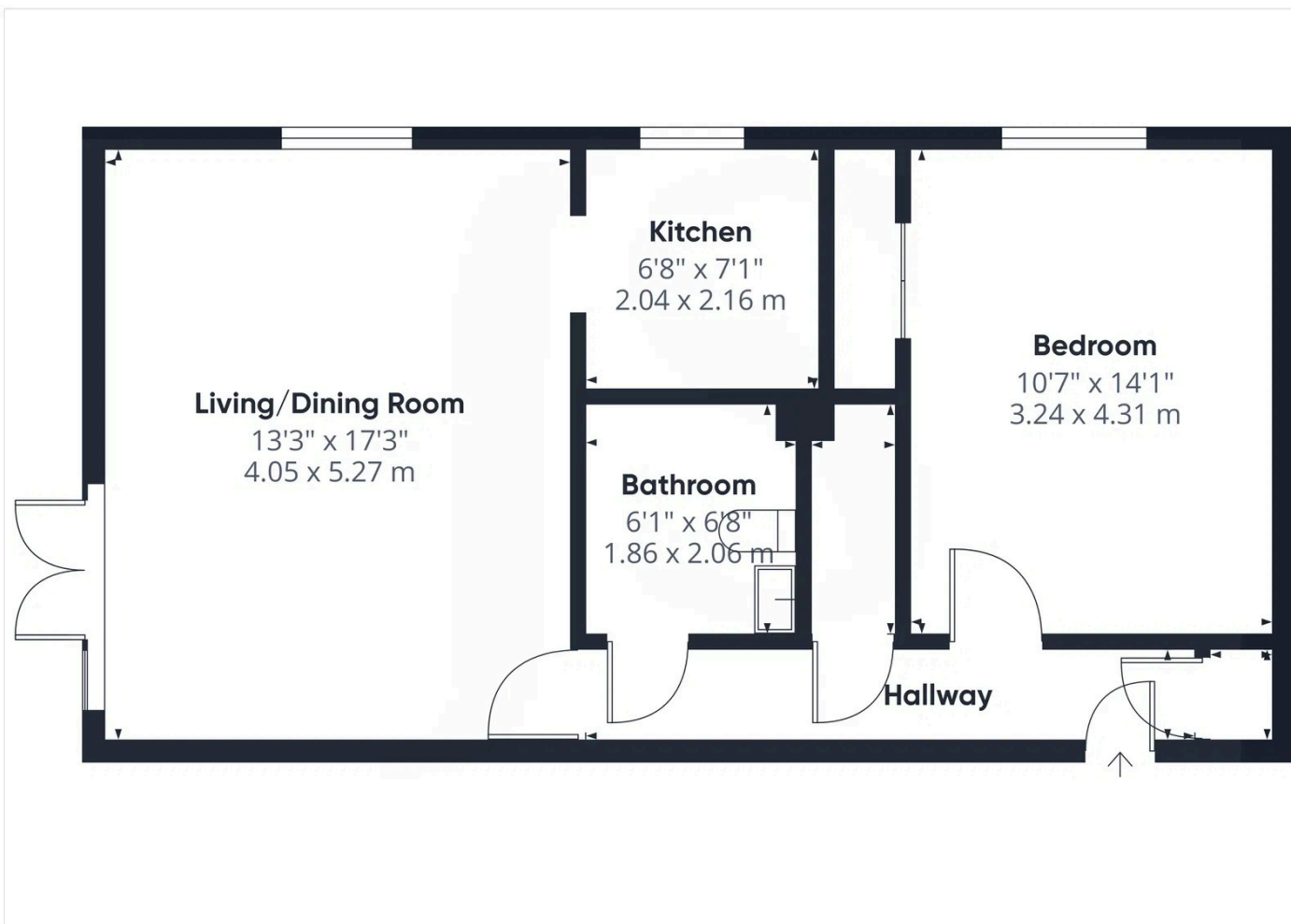
Tenure Leasehold

Lease Length 89 years remaining

Maintenance £1,945 per 6 months

Ground Rent £500 per annum





Property Details:

Floor area *as quoted by floorplan:

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.