



31A Broadwater Street West, Worthing, BN14 9BT  
Guide Price £160,000





We are delighted to offer this recently refurbished one double bedroom apartment, positioned in the heart of Broadwater with its array of amenities, shops and restaurants.

The apartment also benefits from a recently extended lease and low outgoings along with no ongoing chain.

In brief the property the property consists of a modern fitted kitchen with space for appliances, a spacious lounge area, double bedroom with sash window and a recently fitted bathroom suite.

- One Double Bedroom Apartment
- Central Broadwater Location
- Completely Refurbished Throughout
- Brand New 151 Year Lease
- Modern Fitted Kitchen & Bathroom
- Spacious Lounge
- Low Outgoings
- No Onward Chain



### Communal Hallway

Stairways leading up to first floor, communal balcony areas and rear access steps.

### Hallway

Private front door, laminate flooring, fitted storage cupboard housing electric meter and fuseboard.

### Lounge

5.16m x 3.66m (16'11 x 12)

Laminate flooring, double glazed sash window, feature fireplace, single light fitting, various power points.

### Bedroom

4.22m x 2.11m (13'10 x 6'11)

Laminate flooring, double glazed sash window, various power points, single light fitting.



### Kitchen

3.96m x 2.79m (13 x 9'2)

Roll edge laminate work surfaces with cupboards below and matching eye level cupboards, integrated oven with electric hob above and extractor fan over, inset stainless steel one and half bowl sink unit with single drainer, fitted airing cupboard housing factory lagged hot water cylinder, space for fridge freezer, space and provision for washing machine, various power points, tiled splashbacks, single light fitting, double glazed window.

### Bathroom

2.95m x 1.57m (9'8 x 5'2)

Laminate flooring, panel enclosed bath with shower attachment, pedestal hand wash basin with mixer tap, low flush WC, heated towel rail, double glazed obscured glass window, part tiled walls, single light fitting.

### Lease Information

Lease: 152 Years Remaining

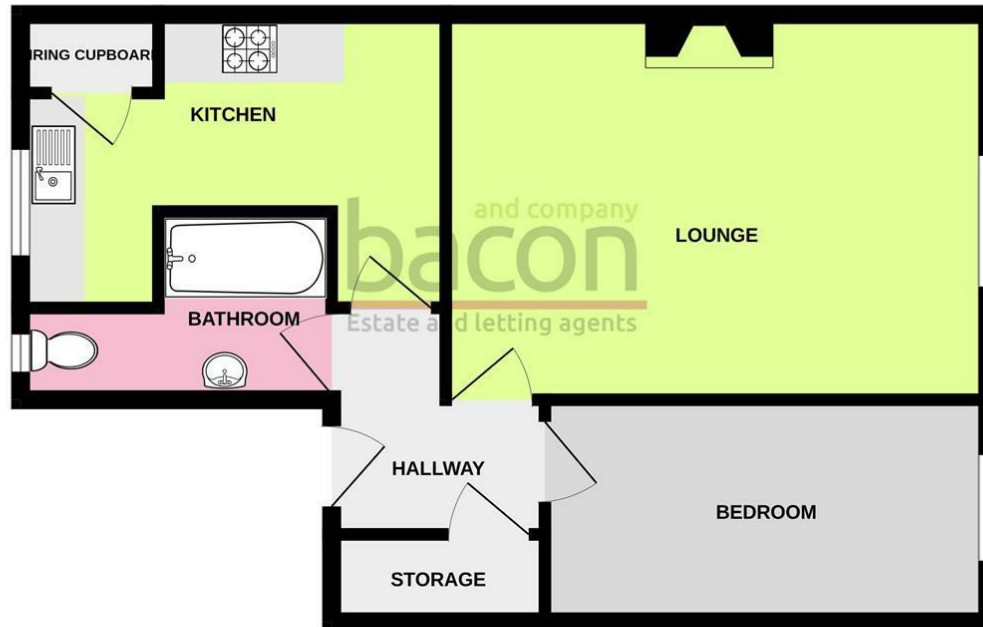
Maintenance: £549,26

Ground Rent: TBC

### Council Tax

Band A

## 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.  
Made with Metropix ©2024

and company  
**bacon**  
Estate and letting agents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT

01903 524000

broadwater@baconandco.co.uk