



10A Kingsland Road, Worthing, BN14 9EB

Price Guide £195,000



A ground floor one bedroom garden flat in the heart of popular Broadwater offered with vacant possession and with accommodation including as follows: Entrance hall, lounge, double bedroom, kitchen/breakfast room, inner hall, shower room, utility room and separate WC. Externally there is a private rear garden (south aspect) and viewing is recommended.

- Broadwater Location
- Ground Floor Garden Flat
- Lounge
- Kitchen/Breakfast room
- Utility room
- Shower Room and Sep WC
- Double Bedroom
- Private Rear Garden





Entrance

From the side of the building, front door to:

Entrance Hall

Meter cupboard, radiator.

Lounge

4.52m x 3.76m (14'10 x 12'4)

Double glazed bay window to front, feature fireplace and surround, wood flooring, radiator, coved ceiling.

Bedroom

3.73m x 3.45m (12'3 x 11'4)

Double glazed window, radiator, double wardrobe with cupboards above.

Kitchen/Breakfast room

3.38m x 3.20m (11'1 x 10'6)

Worktop surfaces and fitted larger oven with

five ring gas hob and extractor over, wall cupboard, space used for fridge freezer and table and chairs, cupboard housing gas fired boiler, radiator, door to:

Utility room

Space used for washing machine and dishwasher, double glazed window, tiled flooring, coved ceiling, door to inner hall.

Shower Room

Step in fully tiled corner shower, wash hand basin with cupboard under, heated towel rail, fully tiled walls, double glazed window.

Inner Hall

Radiator, fully tiled walls, door to rear garden, door to:

Ground Floor WC

Low level flush WC, wash hand basin, tiled flooring, double glazed window.

Rear Garden

Of popular SOUTHERLY ASPECT and mainly paved with shed and side access to front with gate.

Outgoings

We understand the lease has approximately 61 years remaining but does own a share of the freehold and the owner has informed us that they have a 50/50 agreement on external works need doing.

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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

