



Flat 4 Grove Lodge, Worthing, BN14 9BL  
Guide Price £225,000





A one bedroom first floor flat benefitting from private sun terrace and garage located in the popular Grove Lodge grounds, Broadwater. Briefly the accommodation comprises; entrance hall, living/dining room, modern and fitted kitchen, double bedroom and shower room/WC externally there is a private sun terrace and garage located in compound. Further benefits include character features including ceiling rose and feature cast iron fireplace, double glazing and gas central heating. The accommodation is conveniently placed within close proximity to Broadwater green, local shops, pubs, restaurants, bus services, and access to the A27 and A24.

- Private Sun Terrace
- Garage
- Double Bedroom
- Modern Kitchen and Shower Room
- Long Lease
- Popular Broadwater Location
- Close to Local Shops, Pubs and Restaurants
- Moments from Broadwater Green
- Character Features









### Communal Entrance

Hallways with stairs to first floor. Private door to:

### Entrance Hall

Radiator. Levelled and cover ceiling. Access hatch to loft space. Telephone entry system. Central heating thermostat. Electrical consumer unit.

### Lounge/Dining Room

4.98m x 4.22m (16'4 x 13'10)

Bespoke and fitted storage cabinets with shelving. Levelled and coved ceiling with feature ceiling rose. Radiator. Feature cast iron fireplace with mantle surround. Double glazed French doors leading to:

### Sun Terrace

Railed surround. Artificial grass. Space for outdoor furniture.

### Kitchen

2.49m x 1.98m (8'2 x 6'6)

Square edge work surface having inset single bowl

stainless steel sink with mixer tap and draining board. Four ring gas hob with concealed extract fan above. Fitted fan oven. Integrated appliances, including slimline dishwasher, fridge/freezer and microwave. Matching range of cupboards, drawers and eye level wall units. Tiled splash back surround. Pull out bin storage. Double glazed window.

### Shower Room

2.74m x 1.93m (9' x 6'4)

White suite comprising: walk in shower tray with glazed screen and overhead rainfall shower with wall mounted controls and separate handheld attachment. Vanity unit comprising wash handbasin with mixer tap, cupboard space below, and concealed cistern WC. Ladder style towel radiator. LED mirrored cabinet. Tiled floor. Built in laundry cupboard with work surface and space and plumbing for washing machine below. Extractor fan. Part tiled walls. Inset ceiling spotlighting.

### Double Bedroom

3.99m x 2.92m (13'1 x 9'7)

Double glazed window. Radiator. Levelled and cover ceiling with feature ceiling rose

### Garage

Located in compound. One of three garages. Up and over door. Brick built.

### Required Information.

Length of lease: 149 years remaining

Annual service charge: £1200 per annum

Service charge review period:

Annual ground rent: Peppercorn

Ground rent review period:

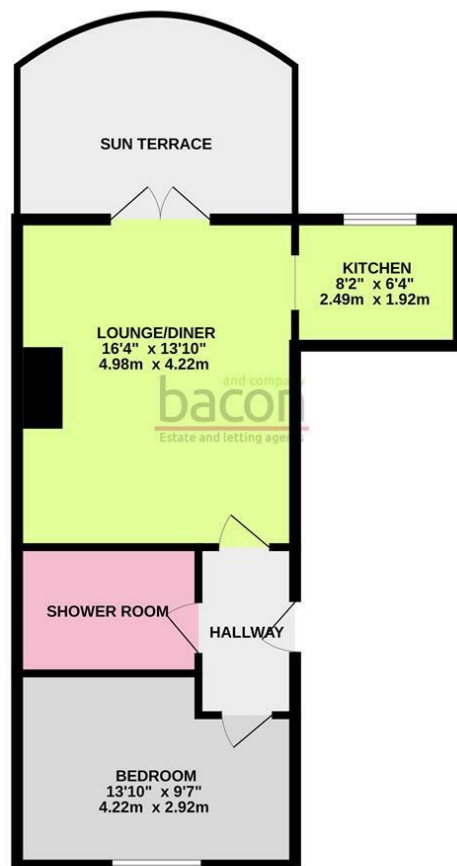
Council tax band: Band A

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



FIRST 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



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