



11 Broadwater Boulevard Flats, Worthing, BN14 8JF

Price Guide £210,000





A well presented THREE bedroom purpose built first floor flat located in the popular catchment of Broadwater. The accomodation briefly includes of an entrance hall, lounge/diner, kitchen with oven and hob, three bedrooms and a bathroom/WC. The property is offered for sale with VACANT POSSESSION and viewing is highly recommended.

- Popular Broadwater Location
- First Floor Flat
- Three Bedrooms
- Lounge/Diner
- Fitted Kitchen
- Bathroom/WC
- Vacant Possession Offered
- Viewing Recommended









### Communal Entrance

Accessed via double glazed door with entryphone system, stairs leading to:

### Entrance Hall

Accessed via wooden door, range of fitted cupboards and airing cupboard, levelled ceiling.

### Lounge/Diner

4.83m x 3.48m (15'10 x 11'5)

South aspect double glazed window, wall mounted electric heater, levelled ceiling with inset lighting, feature wood block wall.

### Kitchen

3.45m x 2.11m (11'4 x 6'11)

Excellent range of worktop surfaces incorporating a single drainer sink unit and four ring hob with oven under, matching wall cupboards and part tiled walls, space used for



fridge freezer and washing machine, dual aspect double glazed windows. Levelled ceiling.

### Bedroom 1

3.53m x 2.74m (11'7 x 9'0)

South aspect double glazed windows,, space used for free standing wardrobes, wall mounted radiator, levelled ceiling and inset lighting.

### Bedroom 2

3.53m x 2.11m (11'7 x 6'11)

South aspect double glazed window, levelled ceiling and inset lighting, tall standing electric radiator.

### Bedroom 3

2.97m x 2.11m (9'9 x 6'11)

North aspect double glazed window. Levelled ceiling.



### Bathroom/WC

Suite comprising panelled bath with shower over and guard, pedestal wash hand basin, low level flush WC, wall mounted electric radiator, tiled walls, frosted double glazed window.

### Parking

Residents parking on first come first served basis.

### Lease and Maintenance

88 years remaining of 99 years March 2015.

25/03/25-28/09/25 £1525.44 - broken down as follows:

£826.73 half yearly major works provision  
£598.71 half yearly service charge in advance  
£100.00 half yearly ground rent in advance

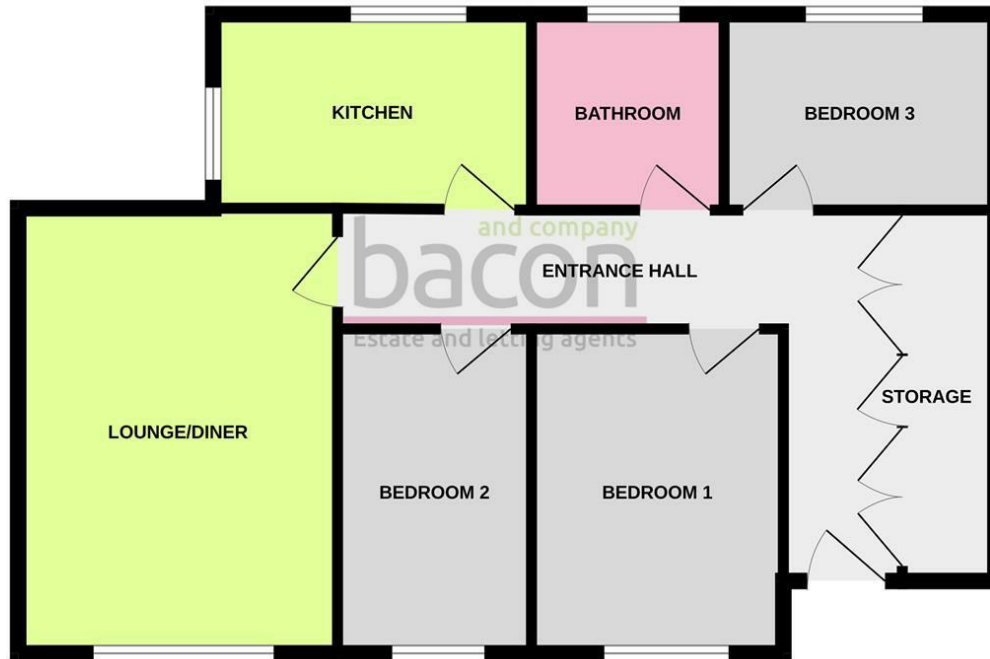
### Council Tax

Band B





## 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>		
(55-68) <b>D</b>		<b>63</b>
(39-54) <b>E</b>	<b>46</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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