



11-13 Broadwater Road, Worthing, BN14 8AJ
Guide Price £80,000

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We are delighted to offer for sale this well presented top floor two double bedroom retirement apartment for over 60's, which has the added benefit of no chain & being lift serviced.

In brief the property benefits from two spacious double bedrooms both having built in wardrobe & storage space, a modern fitted shower room, an open plan living room with built in storage units which opens into a fitted kitchen with space for appliances.

There is also the option to access the communal lounge area, laundry room which is fully equipped & there is a guest suite available to book for visitors & guests, there is also residents parking available to the rear of the building.

Call now to arrange your viewing!

- Two Double Bedroom Retirement Apartment
- No Chain
- Spacious Lounge
- Plenty Of Fitted Storage Space
- Residents Parking Available
- Over 60's Only
- Modern Fitted Shower Room
- Lift Serviced
- Access To Communal Lounge & Laundry Room
- Close To Local Amenities & Worthing Town Centre



Communal Entrance

Stairs & Lift to top floor, private front door opening into Hallway.

Entrance Hallway

4.57m x 1.83m (15'10 x 6'8)

Carpeted floor, wall mounted electric heater, smoke detector, three fitted storage cupboards, textured ceiling with coving.

Lounge

4.88m x 3.35m (16 x 11'4)

Carpeted floor, a range of fitted storage cupboards, wall mounted electric heater, three wall mounted light fittings, double glazed window, security telephone entry system, textured ceiling with coving.

Fitted Kitchen

2.13m x 1.83m (7'4 x 6'9)

Vinyl flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, space for fridge freezer, space for washing machine, integrated stainless steel single drainer sink unit with mixer tap, tiled walls, extractor fan, textured ceiling with coving.

Bedroom One

4.27m x 2.44m (14'9 x 8'11)

Carpeted floor, wall mounted electric heater, two double glazed windows, fitted wardrobes with various hanging rails & shelving, textured & coved ceiling.

Bedroom Two

4.27m x 2.44m (14'9 x 8'8)

Carpeted floor, wall mounted electric heater, double glazed window, a range of fitted wardrobes with various hanging rails & shelving, built in dressing table having a range of cupboards & drawers, textured ceiling with coving.

Shower Room

1.83m x 1.52m (6'7 x 5'8)

Vinyl flooring, low flush WC, hand wash basin with mixer tap having cupboards below, wall mounted vanity unit with mirrored front, fitted double width shower cubicle having an integrated power shower, extractor fan, wall mounted electric heater, textured ceiling with coving.

Residents Laundry Room

Fully equipped for residents use.

Guest Suite

Available for visiting friends and family.

Externally

Communal Gardens

Well maintained gardens surround the development.

Lease Information

Lease: 87 Years Remaining

Maintenance: £5,628pa

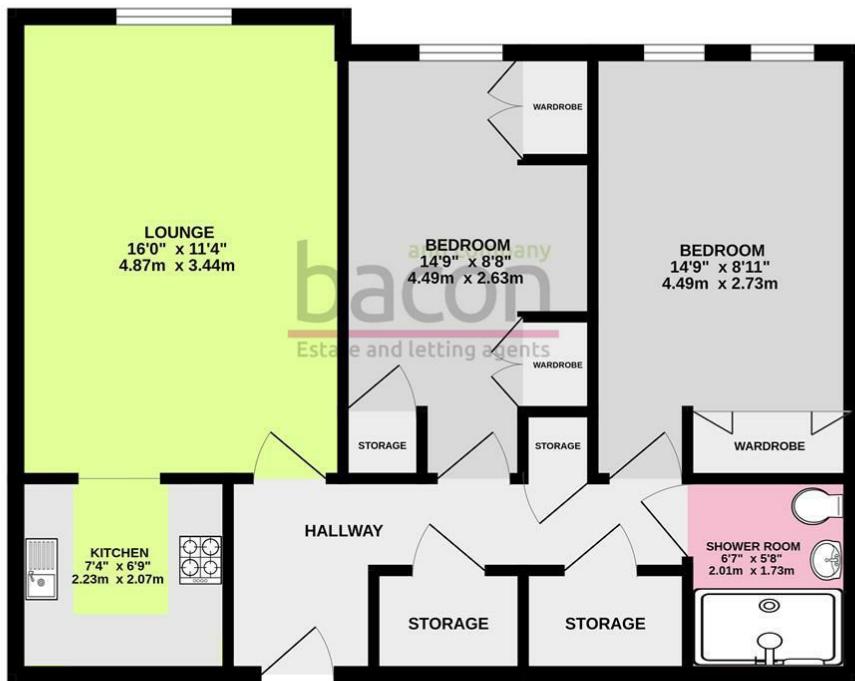
Ground Rent: £554pa

There is a 1% sell on fee which is payable upon completion to First Port

Council Tax

Band B

GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA: 635 sq.ft. (59.0 sq.m.) approx.
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 operating efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(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