



Town Centre

6b Broadway Mansions, Worthing, West Sussex, BN11 3EJ

Guide Price £169,950 Leasehold

Michael
Jones
& Company

- Two Bedroom Apartment
- Stunning Views of Steyne Gardens & The Sea
- Spacious Living Room
- Separate Modern Kitchen
- Fully Tiled Bathroom
- Prime Town Centre Location
- Around 0.7 Miles of Worthing Station
- Gas Central Heating
- New LED Lighting
- Long Lease

Location

The property is conveniently situated in the heart of Worthing town centre and is situated above a parade of shops which includes a newsagents and hairdressers. Worthing mainline railway station can be found approximately ½ a mile away whilst local bus routes pass along Brighton Road.

The accommodation with approximate room sizes comprises as follows:

Communal Entrance Hall

Intercom system, stairs to front door.

Entrance Hall

Carpeted flooring, communal door entryphone system, ceiling light and door to:

Living Room

18'2" x 9'1" (max) (5.54m x 2.77m (max)) Carpeted flooring, radiator, ceiling light, TV aerial point, double glazed window with white venetian blind, views over Steyne Gardens and the sea.

Kitchen

11'9" (max) x 7'7" (3.58m (max) x 2.3m) Fitted kitchen benefitting from a range of base and wall units. Integrated oven, integrated gas hob with extractor over, integrated washing machine, integrated under counter fridge, sink/drain unit, cupboard housing boiler, tiled flooring, ceiling spot lights, double glazed window and venetian blind.

Bedroom One

14'9" x 9'8" (max) (4.5m x 2.95m (max)) Carpeted flooring, radiator, telephone point, ceiling light and double glazed window with white venetian blinds, views over Steyne Gardens and the sea.

Bedroom Two

9'3" x 6'7" (2.82m x 2m) Carpeted flooring, radiator, ceiling light and double glazed window with roller blind.

Bathroom

8'3" x 5'7" (2.51m x 1.7m) Fully tiled bathroom benefitting from a low level WC, pedestal wash hand basin, bath with mixer tap and glass shower screen. Electric shaver point, mirror with lighting, heated towel rail and ceiling spot lights.



Outside

The property is located opposite the popular Steyne Gardens with leads to Worthing seafront and promenade.

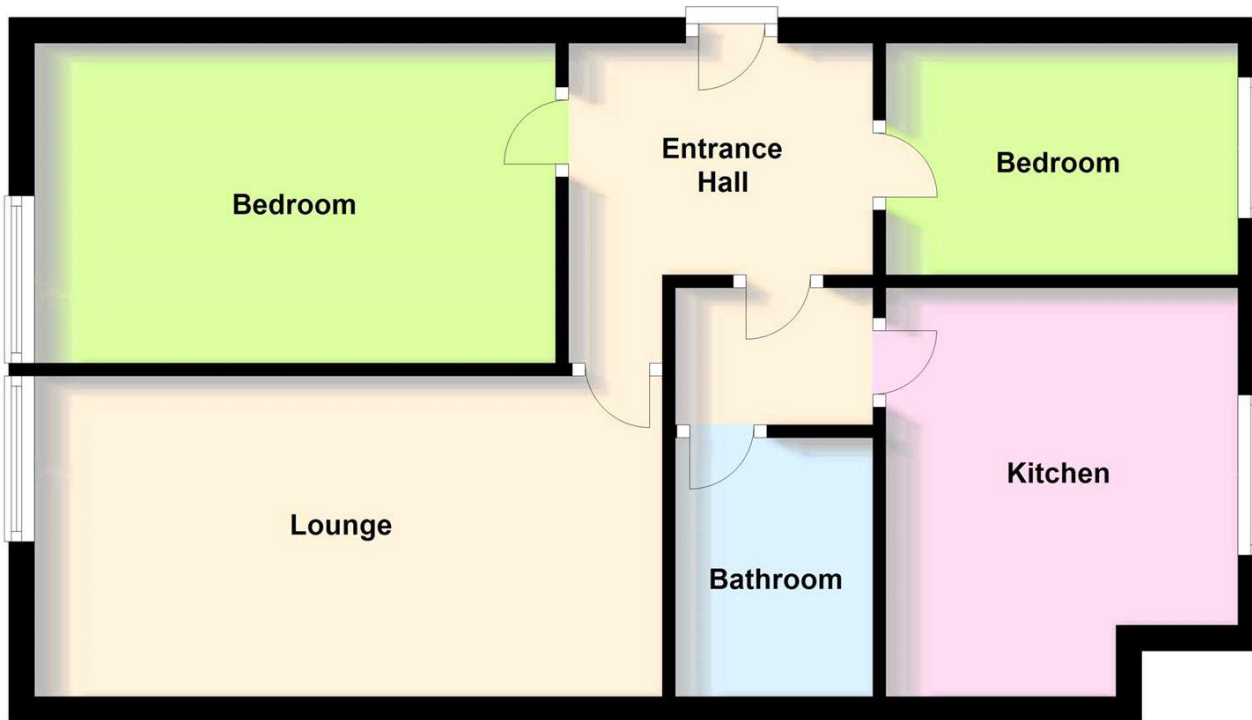
Viewing

Strictly by appointment through Michael Jones & Company.

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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