



Broadwater

Flat 5, 19A Broadwater Street West, Worthing, West Sussex, BN14 9BT

Offers in excess of £195,000 Leasehold

Michael
Jones
& Company

- One Bedroom Apartment
- Well Presented
- Bi-Folding Doors Onto Roof Terrace
- Spacious Modern Open Plan Living Space
- Modern Handleless Kitchen
- Modern Bathroom With Separate Bath And Shower
- Situated Approx. 1 Mile From Worthing Station
- Situated Approx. 1.5 Miles From Worthing Town Centre

Location

Situated in the heart of this favoured part of Broadwater with its comprehensive range of shopping facilities available at Broadwater Street West. Worthing town centre with its excellent range of bars, shops and restaurants can be found approximately 1.5 miles distance. Worthing Mainline Railway Station can be found approx. 1 mile distance. The area is served with schools for all ages and bus services pass the surrounding district. The property is also ideally situated for access to the A27 and A24 which in turn provides links to Brighton and London.

The accommodation with approximate room sizes comprises as follows:

Communal Entrance

Stairs to third floor, storage cupboard, front door to:

Entrance Hall

Carpeted flooring, ceiling spotlights, communal entry phone system, storage cupboard housing boiler and door to:

Open Plan Living Room

20'11" x 17'1" (6.38m x 5.2m) Carpeted flooring, two radiators, double glazed bi-folding doors onto roof terrace, television aerial point, telephone point and ceiling spotlighting.

Kitchen Area

Modern handleless fitted kitchen benefitting from a range of base and wall units. Sink/drain unit, integrated oven, integrated induction hob with extractor over, integrated dishwasher, integrated washing machine, integrated fridge, integrated freezer, breakfast bar, karndean flooring and ceiling spotlighting.

Bedroom

14'11" x 10'2" (4.55m x 3.1m) Carpeted flooring, radiator, ceiling lighting and double glazed doors onto roof terrace.

Bathroom

7'9" x 6'5" (2.36m x 1.96m) Modern bathroom benefitting from a low level WC with push button flush, bath with mixer tap, wash hand basin with mixer tap and vanity unit, shower unit with glass door, heated towel rail, electric shaver point and karndean flooring.



Outside

The property benefits from a roof terrace laid to patio slabs.

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 |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 79 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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