Robert Luff & Co

# Broadwater Boulevard Flats, Worthing

Leasehold - Offers In The Region Of £180,000

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A fresh and well-presented two-bedroom first-floor apartment offered to the market with no onward chain. Featuring brand-new carpets and light, airy accommodation throughout, this property is ideal for first-time buyers, investors, or those seeking a dedicated home office setup. Situated in a prime Broadwater location, it provides convenient, everyday living with local amenities, green spaces, and excellent transport links right on your doorstep.

## Key Features

- Attractive two-bedroom first-floor apartment
- Well-presented throughout
- Two good-sized bedrooms
- Chain free
- Recently re-carpeted
- Spacious lounge
- Well-proportioned kitchen
- Modern bathroom
- Double glazing and energy-efficient electric heating
- Council Tax Band B | EPC Rating E

We are pleased to offer this attractive, chain-free two-bedroom first-floor apartment, ideally positioned close to Broadwater Green, local amenities and excellent transport links.

The property is presented in good decorative order and has recently been re-carpeted, giving the accommodation a fresh and appealing finish throughout.

A spacious lounge provides a comfortable main living area, while the well-proportioned kitchen offers practical everyday space. There are two good-sized bedrooms, providing flexibility for couples, small families, guests or those wishing to create a dedicated home office, together with a modern bathroom.

Further benefits include double-glazed windows and energy-efficient electric heating.

The apartment enjoys a convenient Broadwater location, with local shops and amenities close at hand and Broadwater Green within easy reach. Regular bus services also provide straightforward access to Worthing Town Centre and the surrounding area.

**Tenure**
Lease - 143 Years Remaining
Service Charge - £5052.63 annually.
Service Charge - £1470 half yearly. Reserve Contribution - £1082.32 half yearly.











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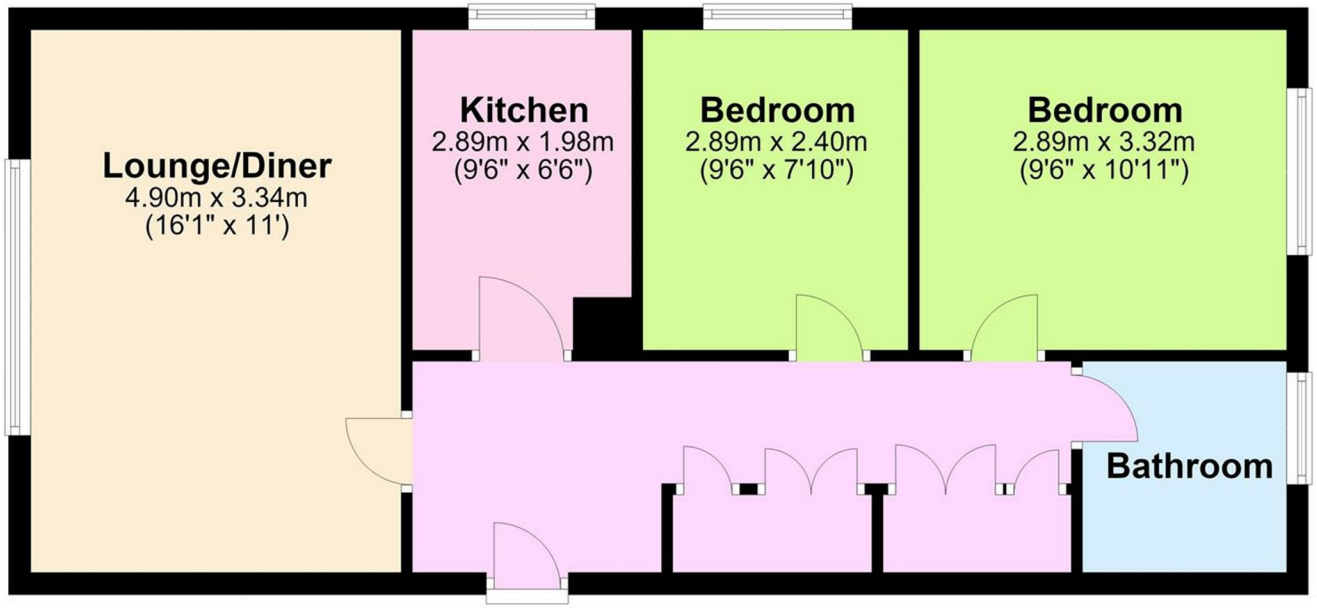
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

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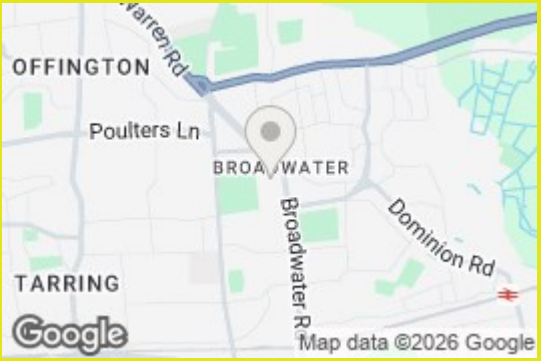
# Floor Plan Broadwater Boulevard Flats

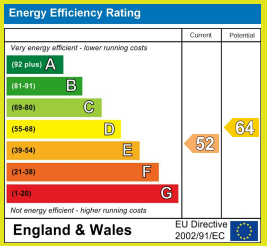
## Floor Plan

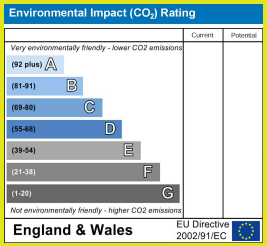
Approx. 55.5 sq. metres (597.4 sq. feet)




Total area: approx. 55.5 sq. metres (597.4 sq. feet)




The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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