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Estate and letting agents

Flat 25, Homesteyne House 11-13 Broadwater Road, Worthing - BN14 8AJ

Guide Price £68,000









Flat 25

Homesteyne House 11-13 Broadwater Road, Worthing

A well presented second 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 lounge/diner with a large recessed storage cupboard, opening from lounge/diner into a fitted kitchen with integrated 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. The property is well positioned being close to Broadwater thoroughfare to the North and heading South Worthing Town Centre where there is access to popular local transport routes including trains and buses, shops, cafe's and amenities. CHAIN FREE.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Communal Entrance
Stairs and passenger lift to:

Second Floor
Communal hallway with private door to:

Entrance Hall
Electric radiator. Intercom system. 24 hour assistance. Recessed storage cupboard

Lounge/Diner
17′ 2″ x 12′ 9″ (5.23m x 3.89m)
West facing double glazed window with plantation shutters. Electric radiator. Wall lighting. Large recessed storage cupboard housing electrical consumer unit and hot water tank.

Kitchen
9′ 2″ x 6′ 5″ (2.79m x 1.96m)
Roll edge work surface having inset single draining sink with swan neck mixer tap and draining board. Fitted fan oven. Electric Beko hob with concealed extractor over. Integrated fridge/freezer. Matching range of cupboards, drawers and eye level units. West facing double glazed window. Extractor fan.

Bedroom One
14′ 2″ x 9′ 8″ (4.32m x 2.95m)
West facing double glazed window. Electric radiator. Built in double fronted wardrobe with shelving and hanging rail.

Bedroom Two
9′ 8″ x 7′ 8″ (2.95m x 2.34m)
South facing double glazed window. Night storage heater. Wall light. Recessed wardrobe with shelving and hanging rail.

Bathroom/wc
White suite comprising step in shower tray having glazed shower screen and wall mounted controls with separate handheld attachment and rainfall shower over. Vanity unit having wash hand basin, mixer tap and cupboard storage below. Concealed cistern wc. Extractor fan. Electric shaving socket. Dimplex heater. Electric towel radiator.

Communal Facilities
Residents Lounge Guest Suite Laundry Room Parking Gardens



COMMUNAL GARDEN

Majority being laid to lawn with areas of paving. Mature borders of small trees, shrubs and bushes.

Off street

1 Parking Space

Residents off road parking located to the rear of the property available on a first come first serve basis. Additional visitors parking.

Communal Facilities
Residents Lounge

Guest Suite

Laundry Room

Parking Gardens

- CHAIN FREE
- Purpose Built
- Overs 60's Occupancy
- Two Bedrooms
- Modern Kitchen
- Residents Parking
- Communal Lounge & Garden
- Passenger Lift

Tenure: Leasehold

Length of lease: 78 years

Annual service charge: TBC

Service charge review period:

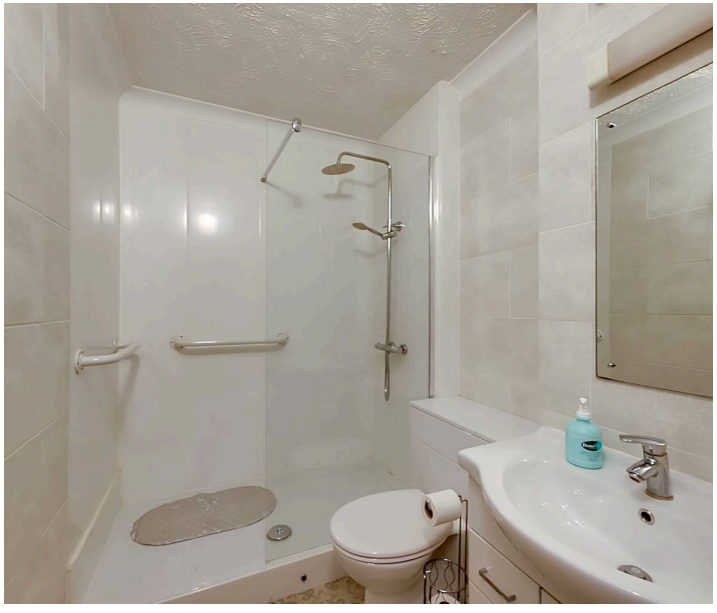
Annual ground rent: TBC

Ground rent review period:

Council tax band: Band B

Version: 1







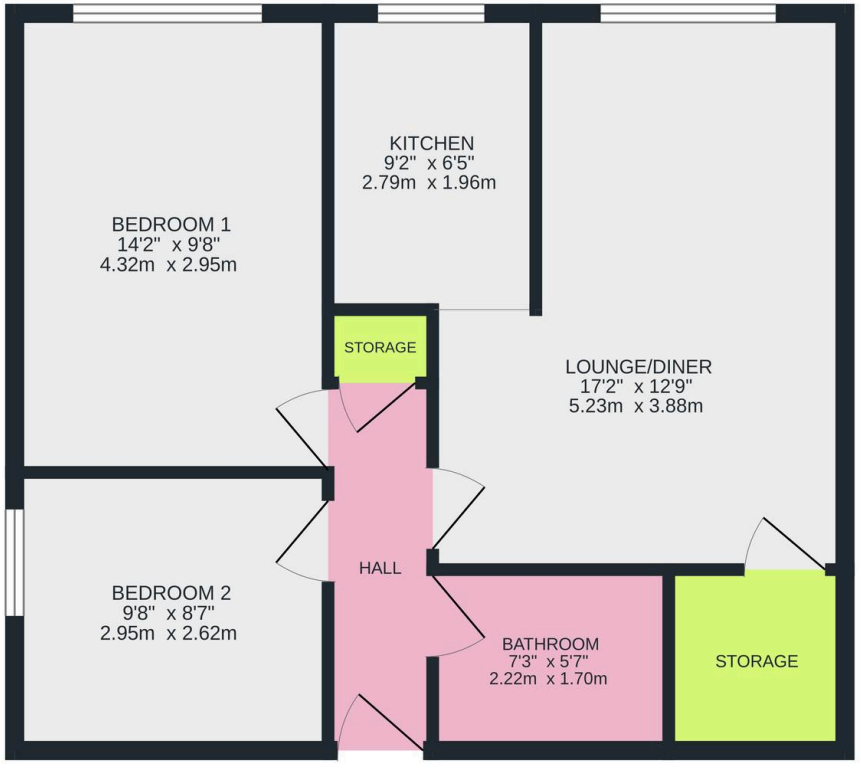








SECOND FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.2 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 operability or efficiency can be given.
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