



## **Broadwater Street East, Worthing, BN14 9AF - £160,000**

Aspire residential are delighted to bring to the market this well presented ground floor studio flat located in Broadwater. The accommodation comprises; a private entrance, entrance hall, studio room, kitchen and bathroom. Externally the property benefits from having communal gardens and un-allocated parking. This property will be sold with no forward chain and extended lease. Please give us a call today to arrange a viewing.

### **Key Features:**

- **Gas Central Heating**
- **No Forward Chain**
- **Un - Allocated Parking**
- **Situated In Popular Broadwater**
- **EPC Rating - C**

[www.aspireresidential.co.uk](http://www.aspireresidential.co.uk)

28 Goring Road , Worthing, BN12 4AD  
01903 259961 [info@aspireresidential.co.uk](mailto:info@aspireresidential.co.uk)

**Hallway** *7' 3" x 2' 3" (2.21m x 0.69m)*

Carpets throughout.

**Bathroom**

Double glazed frosted windows. Floor to ceiling tiled walls for splash back. Panel enclosed bath with overhead shower and hot and cold taps. Pedestal wash hand basin with a chrome mixer tap. Heated towels rail. Button flush W/C. carpets

**Studio Room** *14' 11" x 17' 2" (4.54m x 5.23m)*

Double glazed windows to rear with radiator below. Built in wardrobes. Phone point. TV point. Carpets.

**Kitchen** *6' 10" x 6' 1" (2.08m x 1.85m)*

Double glazed windows to front. Part tiled walls for splash back. Matching range of wall and base units. Extractor fan. Space for cooker, fridge freezer and washing machine. One and a half bowl sink with chrome mixer tap. Boiler. vinyl flooring.

**Un - Allocated Off Road Parking**

First come first serve.

**Tenure**

Leasehold - approximately 170 years.

**Maintenance**

Typically £800-900 per annum



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