

Russell Ponsford

The Estate & Letting Agents

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18 BROUGHAM WALK, WORTHING, BN11 2PY.

AN UNUSUAL ONE BEDROOM BUNGALOW STYLE PROPERTY



PRICE £119,950 LEASEHOLD

THIS UNUSUAL BUNGALOW STYLE PROPERTY SET IN COMMUNAL GROUNDS IS CONSIDERED IDEAL FOR RETIREMENT. SOME OF THE MANY FEATURES INCLUDE:

- PURPOSE BUILT FLAT
- ONE DOUBLE BEDROOM
- PRIVATE ENTRANCE
- DOUBLE GLAZED WINDOWS
- ELECTRIC HEATING
- OPEN PLAN LOUNGE/KITCHEN
- LONG LEASE & LOW OUT-GOINGS
- IDEAL FIRST BUY OR RETIREMENT
- FAVOURED EAST WEST ASPECT
- VIEWING IS STRONGLY ADVISED

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THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES ARE AS FOLLOWS

Private hardwood front door to:

LIVING ROOM (E): 13'3" x 13'. Modern slimline night storage heater, TV point, telephone point, replacement double glazed windows.

KITCHEN AREA (W): 9'2" x 5'10". Having been fitted with a modern range of wood-effect fronted units comprising base and drawer units with rolled edge working surfaces above incorporating stainless steel sink with single drainer, matching range of wall mounted units including glass fronted display cabinet, fitted fridge and freezer, electric cooker point, built in wine rack. Replacement double glazed window

INNER HALLWAY: Giving access to **LOFT SPACE**, airing cupboard housing factory sealed tank.

DOUBLE BEDROOM (S): 13' x 9'. Electric panel heater, replacement double-glazed window.

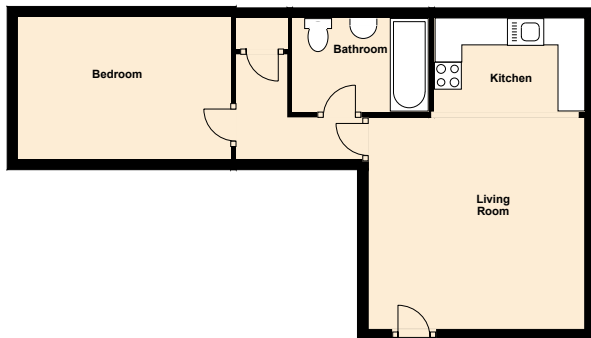
BATHROOM: Having a coloured suite comprising panelled bath with electric shower unit over, pedestal wash hand basin, low level WC, part tiled walls, wall mounted fan heater, extractor fan, replacement double glazed window.

OUTSIDE: Well-maintained communal grounds.

AMPLE OFF-ROAD PARKING FACILITIES Allocated off road parking accessed via shared driveway.

TENURE: Balance of a 999-year lease.

MAINTENANCE: Approximately £700 per annum.



Agent's Notes:

All dimensions are approximate. References to appliances and/or services do not imply that they are 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.

All location aerial photographs and floor plans are for guidance and are only a general representation of the location and layout of the property and must not be considered to be accurate or true to scale.

VIEWING STRICTLY BY PRIOR APPOINTMENT THROUGH OWNERS SOLE AGENTS PLEASE

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