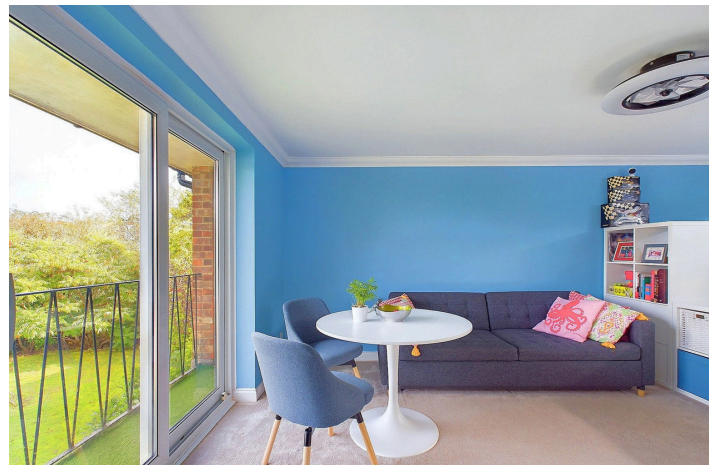




Fairlawn Drive | Broadwater | Worthing | BN14 8AX
£195,000



Jacobs Steel are delighted to offer for sale this recently renovated and well proportioned first floor balcony apartment situated in this popular and quiet development in Broadwater. Positioned close to shops, amenities, parks and mainline train station, this lovely apartment boasts one double bedroom, dual aspect lounge/diner, newly fitted modern kitchen, private balcony and is sold with a 170 Year Lease and no ongoing chain.



Key Features

- First Floor Balcony Apartment
- One Double Bedroom
- Dual Aspect Lounge/Diner
- Modern Fitted Kitchen
- Fitted Bathroom
- Private Balcony
- Easy On-Road Parking
- Popular Quiet Cul-De-Sac Location
- Close To Shops, Amenities & Mainline Train Station
- Long Lease & No Ongoing Chain



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

A covered external staircase leads to the private front door. Opening to the dual aspect lounge/diner measuring a spacious 16'10" x 11'10" this light, airy room offers plenty of space for both lounging and dining with new carpets throughout. This lovely room also benefits from direct access to the private balcony boasting views overlooking the well tended communal gardens. The newly installed kitchen now boasts modern fitted floor and wall mounted units with integrated washer/dryer and has views overlooking the communal gardens. The bedroom, space for a double wardrobe, space for a double bed and has access to the bathroom. This good sized room has been fitted with a full white suite including a bath with shower over, toilet and hand wash basin.

EXTERNAL

The property boasts a private balcony accessed from the lounge/diner with views overlooking the well tended communal gardens which surround the development. There is an abundance of off road parking on this quiet cul-de-sac.

LOCATION

Situated In a popular residential cul-de-sac, this recently renovated apartment is close to local schools and parks with local amenities on Broadwater shopping parade and Broadwater Road within less than half a mile distance. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately one mile away. The nearest station is Worthing which is approximately 530 yards away. Bus services run nearby.

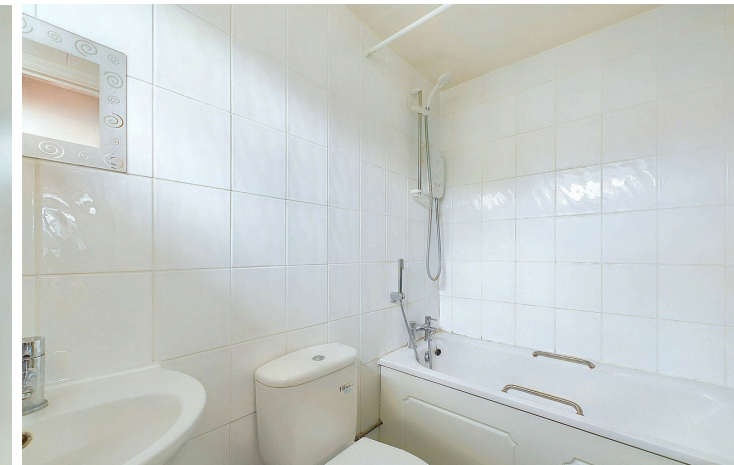
Tenure Information: Leasehold

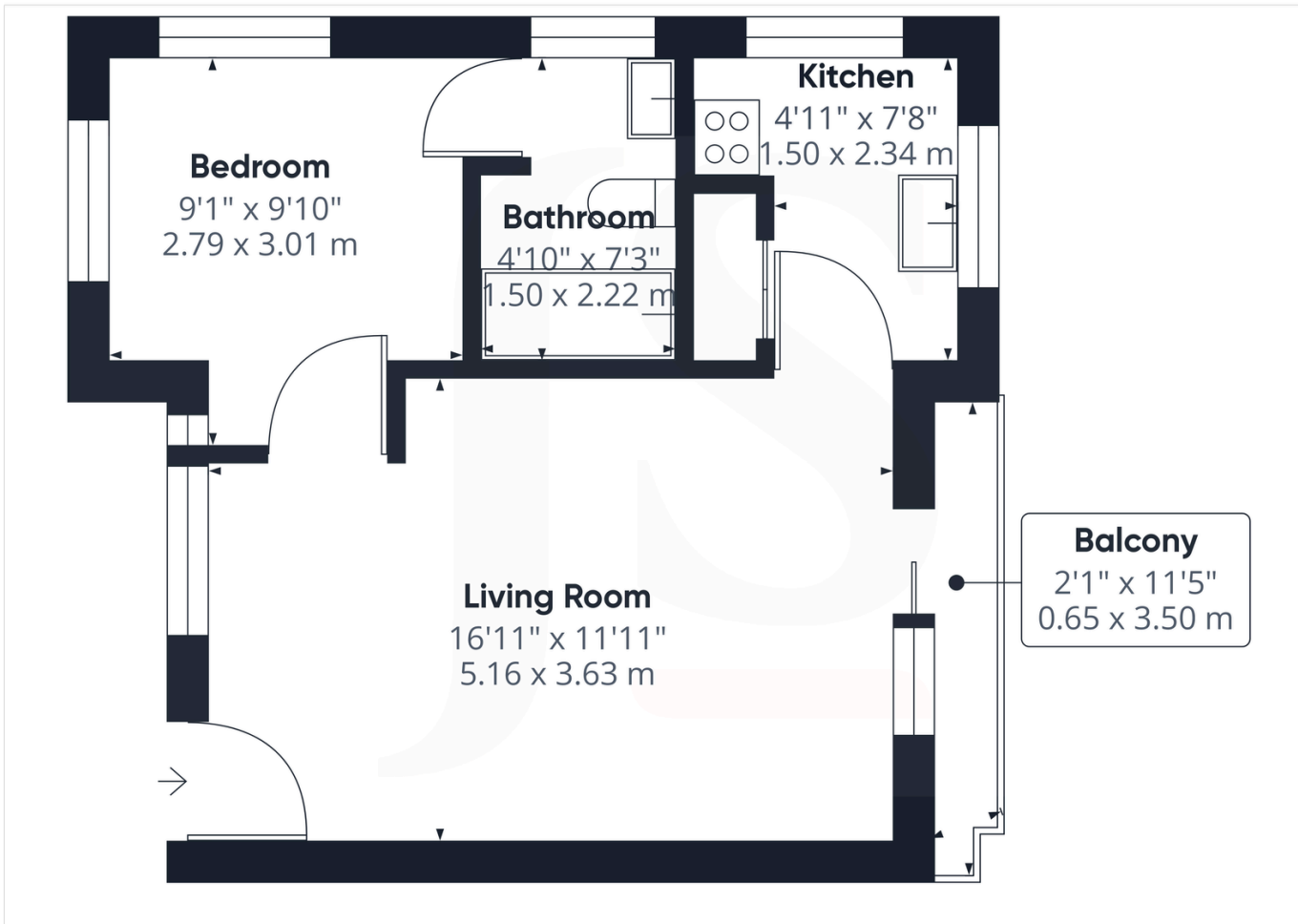
Lease: 170 Years Remaining

Maintenance: Approximately £1,354 Per Annum

Ground Rent: Peppercorn

Council Tax Band A





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area *as quoted by EPC: 355 SqFt

Tenure: Leasehold

Council tax band: A

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.