



Fairlawn Drive | Broadwater | Worthing | BN14 8AX
Guide Price £200,000



Jacobs Steel are delighted to offer for sale this delightfully presented self contained ground floor 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, fitted kitchen, private patio and a garage.



Key Features

- Ground Floor Apartment
- One Bedroom With Fitted Wardrobes
- Direct Access To Private Patio
- Spacious Living Room
- Fitted Kitchen
- Private Garage
- Long Lease And Low Outgoings
- Ideal First Time Purchase
- Located Between Worthing Town Centre And Broadwater High Street



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

Being self contained, a private front door opens into an entrance hallway ideal for hanging coats and storing shoes. The porch in turn leads through to a spacious dual aspect lounge/diner measuring 16'11" x 11'09". With a large sliding patio door leading to the patio outside and providing a pleasant outlook of the well maintained communal gardens, this bright and airy room offers plenty of space for living room furniture to be accompanied by a dining table and chairs. The kitchen offers wall and base mounted cabinetry with work surfaces on two sides, accompanied by space and provisions for an array of appliances and also benefits from views of the gardens. The bedroom offers space for a double bed and benefits from a fitted double wardrobe and leads through to a contemporary shower room with a walk in shower cubicle, wash hand basin and w/c.

EXTERNAL

The property boasts a private patio accessed through patio doors from the lounge/diner, with views overlooking the delightful communal gardens which surround the development. The property has the additional benefit of a private garage with an up and over door, and 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: 125 year lease from 29th September 2001).

Maintenance: £620.25 twice a year

Ground Rent: £125 per annum

Council Tax Band A





Floor 0 Building 1



Floor 0 Building 2



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	64	
(39-54)	E		
(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: 377 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.