



South Farm Road, Worthing, BN14 7AP

£275,000



Bedrooms: 2 | Bathrooms: 1 | Reception: 1

We are delighted to offer for sale this characterful and spacious ground floor garden apartment situated in the highly sought after Thomas A Becket catchment, close to local shops, schools, amenities and mainline train station. The property boasts two bedrooms, east facing dining/living room, fitted kitchen & bathroom, private entrance, long lease and an east facing private rear garden.

- Ground Floor Garden Apartment
- Two Bedrooms
- Long Lease & Low Outgoings
- Private Entrance
- Private East Facing Rear Garden
- Owned Front Garden
- Fitted Kitchen
- A Wealth Of Characterful Features
- Less Than 400 Metres From Worthing Mainline Station
- Close To Local Shops, Amenities & Mainline Train Station



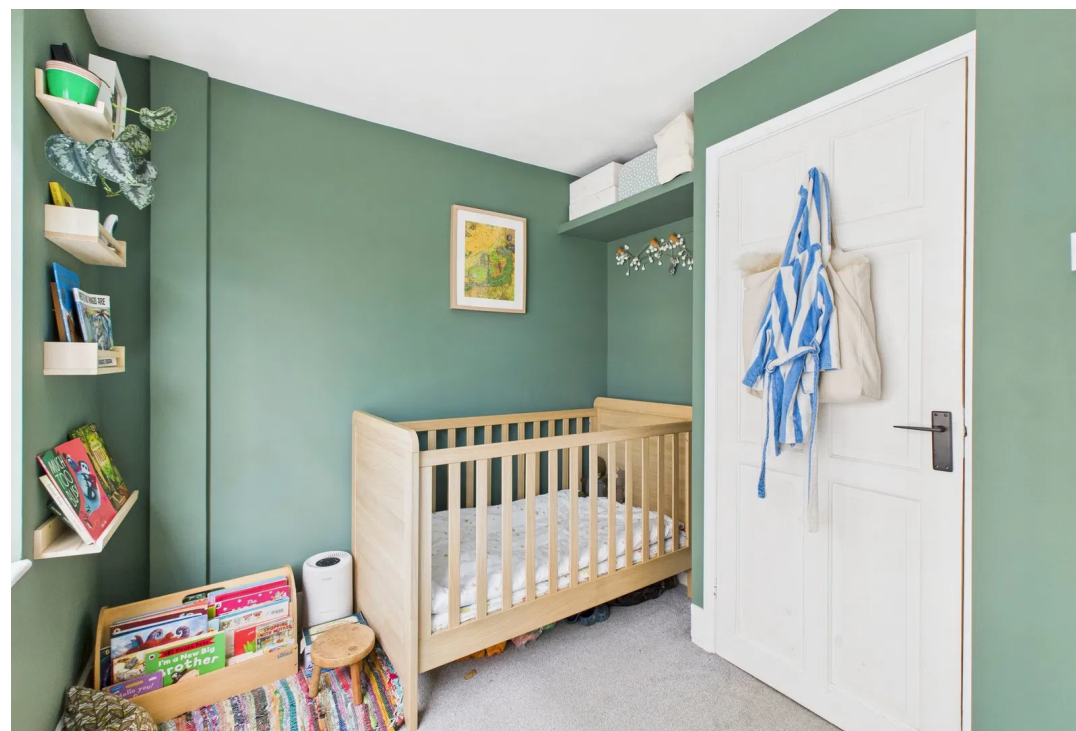
Internal This apartment features its own private covered entrance at the front, leading into a welcoming hallway with ample space for shoe storage and coat hanging. At the front, the spacious main bedroom faces west and measures an impressive 14'6" x 12'0". It easily accommodates a large double bed along with additional freestanding furniture. This bedroom features original ceiling cornicing, which carries through into the porch. The characterful arched windows offer charming views over the mature front garden. Adjacent to the main bedroom is the living and dining area, serving as the central gathering space of the home. Measuring a generous 12'4" x 16'0", this room comfortably fits both seating and dining arrangements. Double-glazed French doors open onto the rear garden, allowing natural morning light to brighten the space. The second bedroom is suitable for a single bed, making it ideal as a child's room or a dedicated home office. The kitchen is fitted with cream wall and base units, complemented by dark oak-effect laminate worktops that provide a sleek, modern look. Appliances include an integrated gas hob, electric oven, and designated spaces for a washing machine, dishwasher, and fridge freezer. Completing the accommodation, the bathroom offers a bath with an overhead shower, along with a toilet and hand basin.

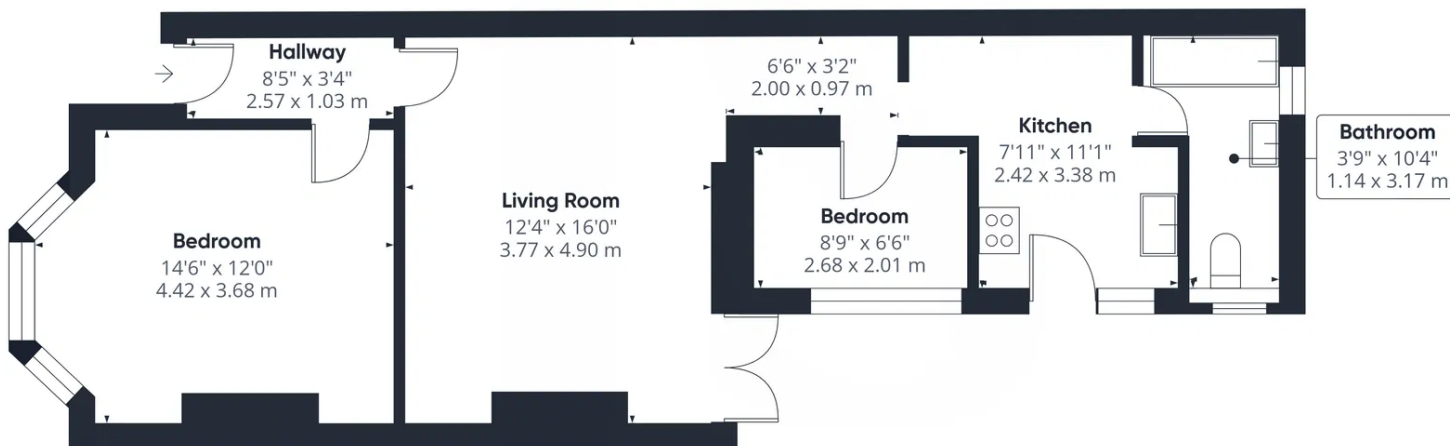
External The front garden features a well-maintained lawn, bordered by a variety of flowers and shrubs, with a pathway leading up to the entrance. To the rear, the east-facing garden is mainly laid with shingle and fully enclosed by fencing, offering a private and low-maintenance outdoor space for all to enjoy. A secure, lockable gate at the back provides convenient access—ideal for bringing through bicycles, garden tools, or waste bins.

Situated In the popular Broadwater area and conveniently located within easy reach of local shops nearby and Broadwater's main shopping parade. The area is popular with families as it falls within sought after school catchment areas, including Broadwater CofE Primary. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is less than 1.1km away. The nearest station is Worthing mainline less than 400 metres away, with other transport links running nearby.

Council Tax Band B

- **Tenure** Leasehold
- **Lease Length** 114 years remaining
- **Maintenance** £340 per annum
- **Ground Rent** £125 per annum





Energy Efficiency Rating

Current Potential

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 floor plans 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.

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