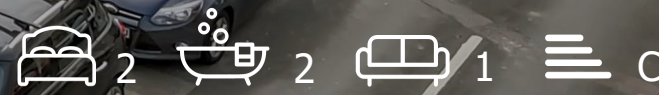


148a South Farm Road

Broadwater, Worthing, BN14 7AP

Guide price £260,000

Leasehold Council Tax Band B





A well-presented and deceptively spacious two-bedroom ground floor garden apartment, offering a blend of generous internal accommodation and substantial outdoor space. Benefiting from its own private driveway with parking for multiple vehicles, this property delivers the convenience of a house with the ease of apartment living. CHAIN FREE.

Internally, the apartment features two double bedrooms, with bedroom one offering ample space for wardrobes/bedroom furniture. There are also two shower rooms servicing these rooms.

At the heart of the home lies a light-filled open-plan living space, combining the lounge, kitchen, and dining areas into one cohesive and versatile area. The kitchen is well-appointed, with ample countertop space, ideal for both everyday cooking and entertaining. Large windows and door to the garden enhance the sense of space and flow throughout.

The apartment is surrounded by gardens on three sides, creating a private and tranquil outdoor setting seldom found in properties of this type.

The driveway provides off-street parking for several vehicles, shared with upstairs, a highly sought-after feature in this popular residential area.

Situated in Broadwater, the apartment is perfectly placed for everyday amenities. A short walk brings you to a range of local shops and services on Broadwater Street West whilst Worthing mainline rail station is less than 0.5 miles.

For a wider selection of bars, restaurants, and national retailers, Worthing town centre is within easy reach, offering everything from high street brands to independent cafes.

Lease years remaining 110

Service charge - split 50/50 with upstairs flat on an 'as and when' basis

## Entrance Hall







Open Plan Lounge/Kitchen  
20'11 x 12'4 narrowing to 8'10  
(6.38m x 3.76m narrowing to  
2.69m)

Bedroom  
13'6 x 12'1 (4.11m x 3.68m)

Bedroom  
10' x 9'4 (3.05m x 2.84m)



Shower Room

Shower Room

Front, Rear & Side Gardens

Private Drive For Several Vehicles



Floor Plan



Viewing

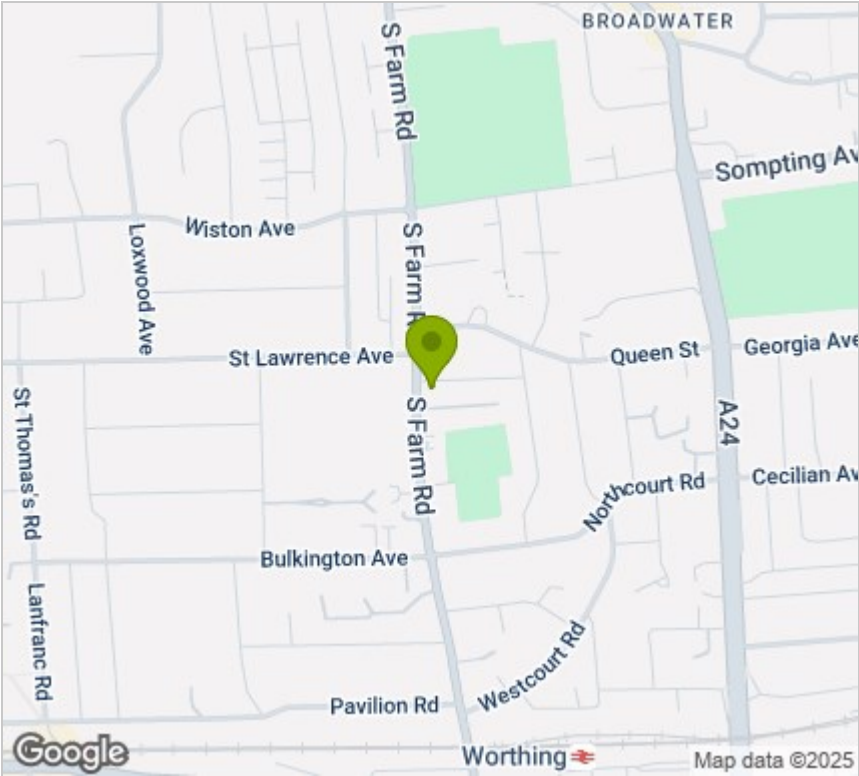
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

