



17 Fairlawn Drive, Worthing, BN14 8AX  
Offers Invited £186,000

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Estate and letting agents

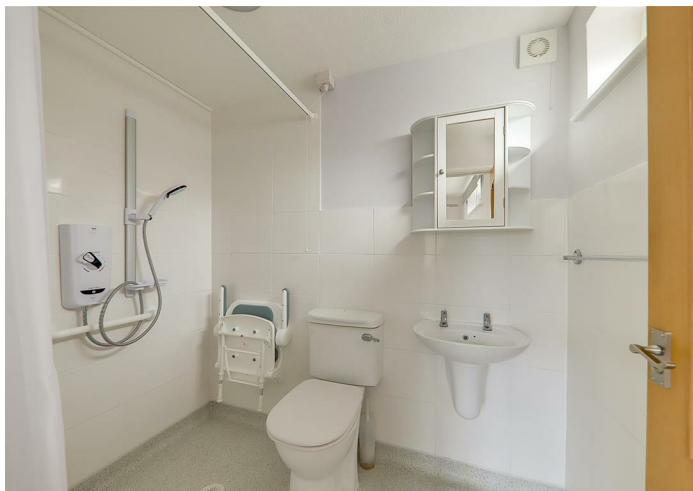




We are delighted to offer for sale this well presented one double bedroom ground floor apartment positioned in the popular Fairlawn Drive location close to Worthing town centre, the property has the added benefit of no on-going chain.

In brief the property comprises of a deceptively spacious open plan living room, modern fitted kitchen with built in appliances, double bedroom with en-suite wet room, the property also benefits from direct access onto well maintained communal gardens.

- Ground Floor Apartment
- No On-Going Chain
- Access To Communal Grounds
- Private Front & Rear Doors
- Modern Fitted Kitchen
- Spacious Dual Aspect Living Room
- Close To Worthing Train Station & Shops
- En-Suite Wet Room



### Lounge / Diner

5.16m x 3.63m (16'11 x 11'11)

PVCU double glazed front door, laminate flooring, various power points, wall mounted electric fuseboard, wall mounted electric heater, television point, textured ceiling, smoke detector, double glazed sliding door leading onto patio area & communal gardens.

### Modern Fitted Kitchen

2.31m x 2.24m (7'7 x 7'4)

LVT flooring, roll edge laminate work surfaces with cupboards below and matching eye level cupboards with a high gloss finish, matching integrated oven with electric hob above and extractor fan over, inset single drainer sink unit with mixer tap, PVCU double glazed obscured glass window, various power points, fitted storage cupboard housing electric water heater, smoke detector, textured ceiling.

### Bedroom One

2.87m x 2.26m (9'5 x 7'5)

Carpeted floor, wall mounted electric heater, PVCU double glazed obscured glass windows, textured ceiling, power point.

### En-Suite Wet Room

2.26m x 1.50m (7'5 x 4'11)

Vinyl flooring, wall hung hand wash basin with hot and cold tap, low flush WC, wall mounted shower with tiled splashback, fitted grab rails, wall mounted seat, fully tiled walls, PVCU double glazed obscured glass window, extractor fan, wall mounted vanity unit with mirrored front, wall mounted electric heater, textured ceiling.

### Externally

Patio area leading onto communal gardens.

### Lease Information

Lease Length: 105 Years Approx

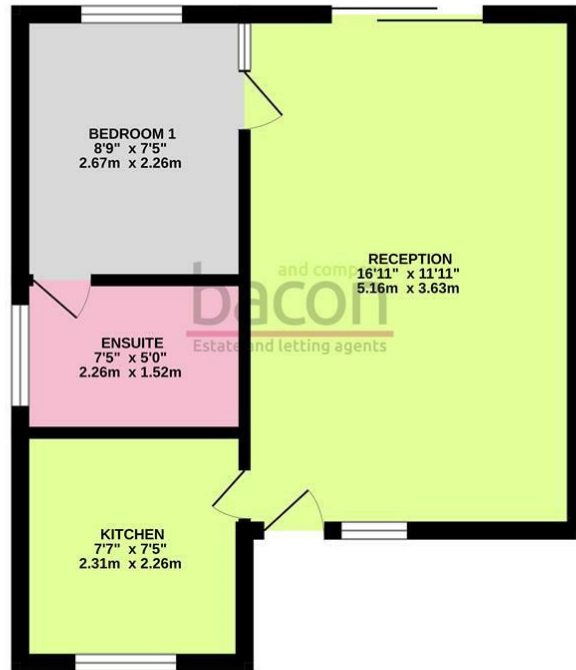
Maintenance: £1,200pa

Ground Rent: £200pa

### Council Tax

Band A

# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT

01903 524000

broadwater@baconandco.co.uk