



Forest Road, Worthing, BN14 9LY

Guide Price **£265,000**



Property Type: Flat

Bedrooms: 2

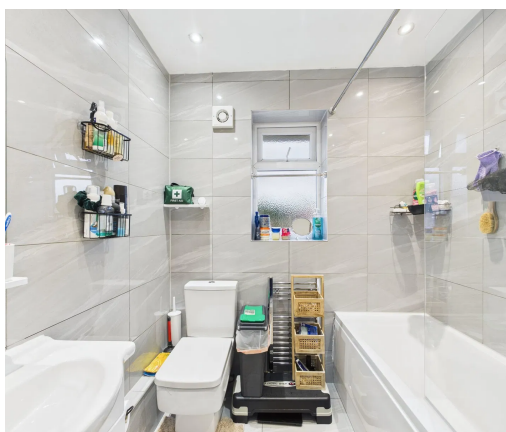
Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: B

- First Floor Flat
- Private Entrance
- Two Double Bedrooms
- Modern Kitchen
- Spacious Lounge/Diner
- Modern Bathroom
- Gas Central Heating
- Loft Storage
- Private Rear Garden
- Long Lease



A well presented first floor flat with spacious lounge/diner, two double bedrooms, bathroom and kitchen. The property benefits from a private rear garden. Being sold with no ongoing chain and a long lease.



INTERNAL

This well-presented flat benefits from a private entrance leading into a spacious entrance hall, which also provides access to a useful loft space for additional storage. The main living accommodation comprises a generous lounge/diner, featuring west-facing double-glazed windows that allow plenty of natural light. The modern fitted kitchen is well equipped with ample units, space for appliances, and enjoys views over the rear garden. The property further offers two spacious double bedrooms and a contemporary bathroom, making this an ideal home for comfortable modern living.

EXTERNAL

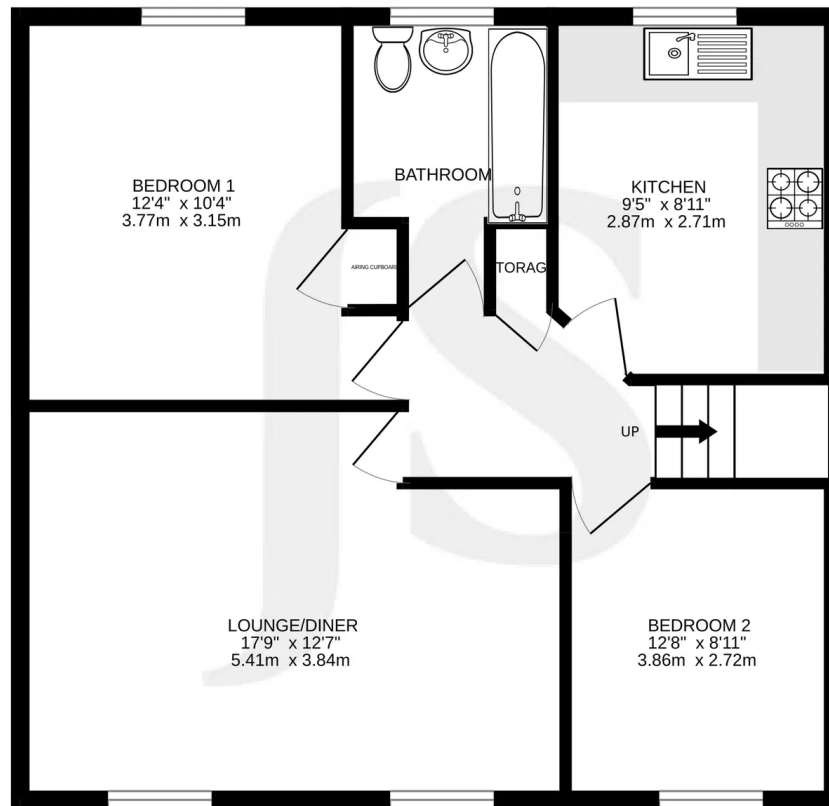
The property also benefits from a private, lawned rear garden, fully enclosed by fencing and a gate, providing a secure and pleasant outdoor space for relaxation or entertaining.

SITUATED

In the favoured area of Broadwater, local amenities can be found close by on Broadwater Shopping Parade and Lyons Farm Retail Park. The property provides easy access to the A27 and A24 and is well positioned for local schools/colleges, park and recreational grounds. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately one and a half miles away. The nearest station is Worthing which is approximately one mile away. Bus services run nearby.



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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Whilst we endeavour to make out properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	