

GUIDE PRICE

£225,000

Southfield Road

Worthing, BN14 9EG

PROPERTY SUMMARY

We are pleased to bring to the market this delightful first-floor flat CHAIN FREE! Perfect for a first time buyer or investment opportunity, this property boasts a spacious reception room with a lovely bay window, perfect for enjoying the natural light that floods the room. With two generous double bedrooms, there is ample space for relaxation and rest.

With the potential for off-street parking (subject to planning permission) and an extended lease on completion, this property offers both convenience and flexibility. The private south facing rear garden is an added bonus providing space to enjoy the sunshine.

Located close to Broadwater shops and restaurants, you'll have easy access to all the amenities you need. This location also benefits with great transports links via car, bus or train, ideal for those who commute often.

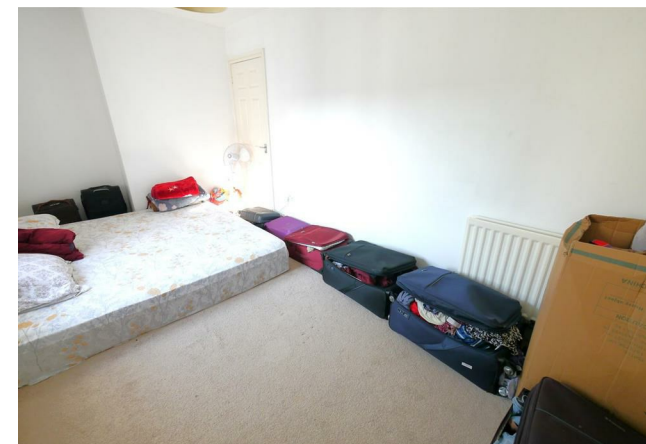
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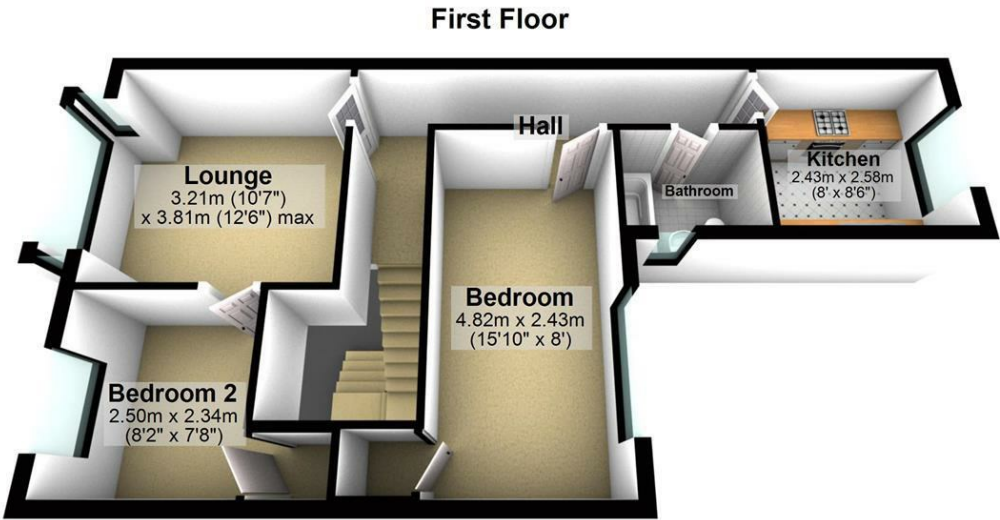
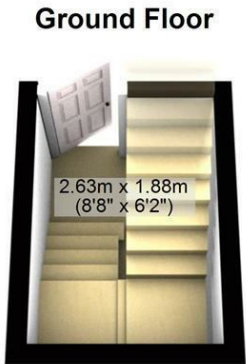


LOCAL AUTHORITY

TENURE
Share of Freehold

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	74	77
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements