



Fairlawn Drive, Worthing, BN14 8AX
£190,000



Property Type: Ground Floor Flat

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Council Tax Band: A

- Ground Floor Garden Apartment
- One Double Bedroom
- Open Plan South Facing Living Room
- Modern Fitted Kitchen
- Contemporary Fitted Bathroom
- South Facing Private Garden
- Private Entrance
- Long Lease & Low Outgoings
- Close To Shops, Amenities & Mainline Train Station
- Popular Residential Cul-De-Sac

Jacobs Steel are delighted to offer for sale this charming one-bedroom ground floor garden flat with a long lease, located in the desirable Broadwater area. The flat benefits from a private entrance and a bright, open-plan living and dining area, perfectly suited for relaxing and entertaining. The modern fitted kitchen features integrated appliances and ample storage, while the cosy bedroom provides a peaceful retreat. A well-maintained private rear garden offers space for outdoor dining, gardening, or simply enjoying the fresh air. Ideally positioned close to local shops, amenities, and public transport, this flat is perfect for first-time buyers, downsizers, or investors seeking a low-maintenance home in a convenient location.





Internal This thoughtfully laid-out one-bedroom ground floor garden flat offers an ideal combination of comfortable living, modern convenience, and low-maintenance appeal. The property is accessed via a private entrance, providing a sense of privacy and independence, and leads into a bright and spacious open-plan living and dining area. Flooded with natural light, this versatile space is perfect for both relaxing and entertaining, with plenty of room to arrange furniture to suit your lifestyle. The adjacent kitchen has been carefully designed to maximise functionality, featuring a contemporary range of wall and base units with marble-effect countertops, an integrated oven and electric hob, an inset stainless steel sink, and space for essential appliances such as a washing machine and fridge/freezer. Its thoughtful layout ensures cooking and dining are effortless and enjoyable. The flat's cosy bedroom offers a quiet retreat, ideal for restful nights, while the modern bathroom has been fitted to a high standard, providing a practical and stylish space for daily use. Every part of the apartment has been designed to make efficient use of space, ensuring the property feels both welcoming and functional. With its combination of bright, airy interiors, contemporary fittings, and a smart, practical layout, this flat represents an excellent opportunity for first-time buyers, downsizers, or investors seeking a low-maintenance home in a desirable and convenient location.

External The property boasts a private rear garden, accessible directly from the living room. This well-maintained yard is perfect for outdoor dining, gardening, or enjoying a sunny afternoon in a peaceful setting.

Situated In a popular residential cul-de-sac, this recently renovated apartment is close to local schools and parks with local amenities on Broadwater shopping parade and Broadwater Road within less than half a mile distance. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately one mile away. The nearest station is Worthing which is approximately 530 yards away. Bus services run nearby.

Tenure Leasehold

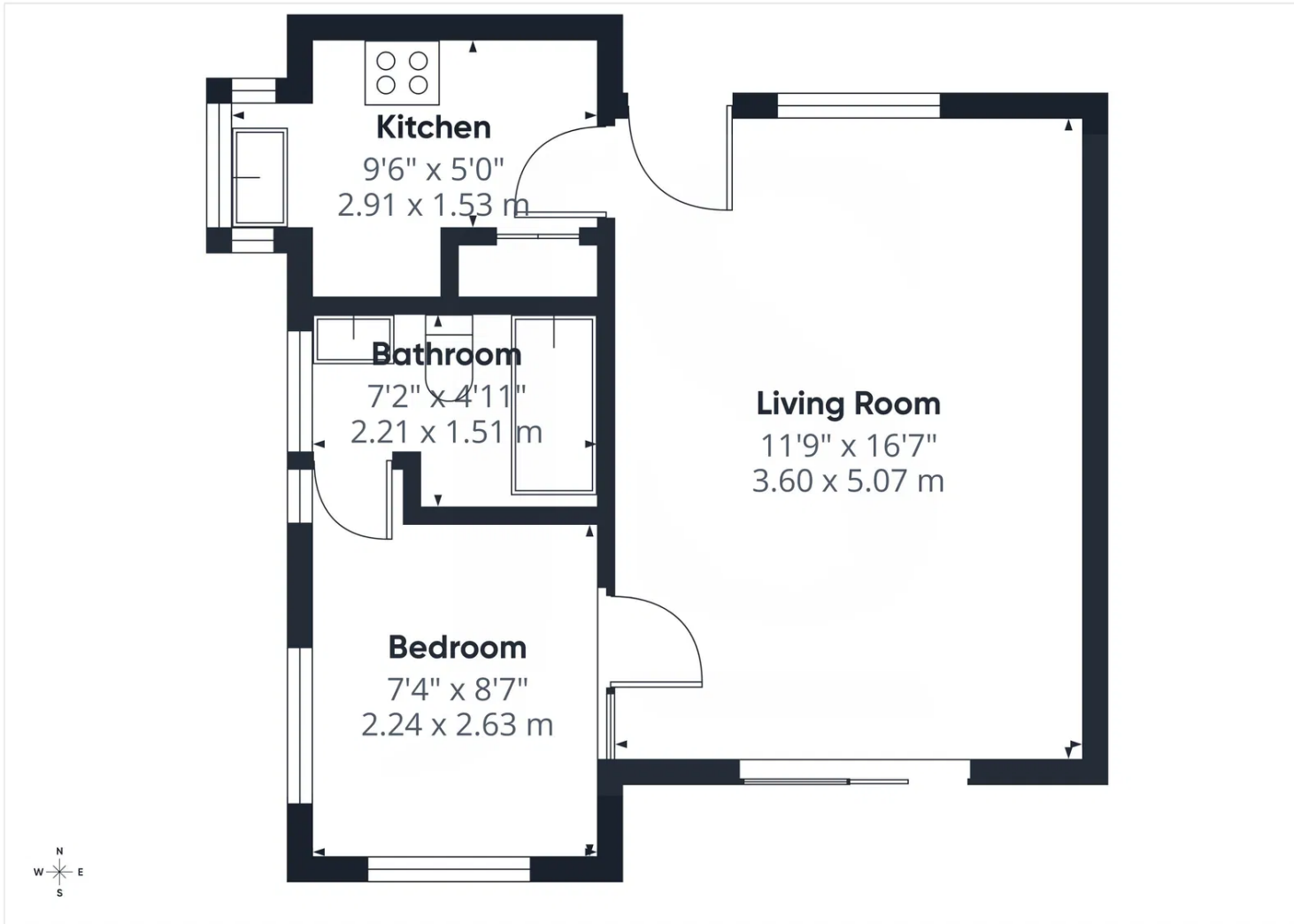
Lease Length 194 Years Remaining

Maintenance Approximately £1600 Per Annum

Ground Rent Peppercorn / £0 Per Annum

Council Tax Band A





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

Whilst we endeavour to make our 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.