



Lavington Road, Worthing, BN14 7SL
£220,000



Property Type: Flat

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: A

- First Floor Converted Apartment
- One Double Bedroom
- Living/Dining Room
- Fitted Kitchen
- Contemporary Bathroom Suite
- Well Presented Throughout
- Private South Facing Rear Garden
- Highly Sought After Broadwater Location
- Close To Local Shops, Amenities & Train Station
- No Ongoing Chain

Jacobs Steel are delighted to offer for sale this rarely available and spacious first floor apartment, situated in this highly sought after pocket of Broadwater close to local shops, amenities & train station. The property boasts one double bedroom, living/dining room, fitted kitchen, contemporary bathroom suite, private south facing rear garden and sold with no ongoing chain.





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Internal A covered entrance door opens into the well-maintained communal hallway, providing access to the apartment's private front door. The entrance hall offers a convenient space for hanging coats and storing shoes before stairs rise to the first floor, where the main accommodation is situated. Positioned at the front of the property is the spacious living/dining room, measuring 14'9" x 12'0", with ample space to comfortably accommodate both living and dining furniture. Adjacent to this is the kitchen, fitted with a range of wall and base units, offering generous worktop space and room for multiple white goods. To the rear of the property is the well-proportioned double bedroom, benefiting from built-in wardrobes and plenty of space for a large double bed, along with additional freestanding furniture. Adjoining the bedroom is the contemporary shower room, fitted with a corner shower and hand wash basin, while the WC is conveniently located separately.

External There is secure gated side access leading to the private, south-facing rear garden. Predominantly laid to lawn, the garden is bordered by a shingled edge that extends around the entire perimeter. A large shed provides excellent storage for garden furniture or could be utilised as a workshop. Benefitting from its desirable southerly aspect, the garden enjoys sunshine throughout the day, creating a bright and inviting outdoor space, all enclosed by fencing for added privacy.

Situated in a highly sought after road in the Thomas A Becket area of Worthing. Local shops are available within a short walk from the property at either Rectory Road or Broadwater's main high street. Falling under the popular Thomas A Becket and Broadwater C of E Primary school catchment area the road is very popular with families of all ages. Both Worthing and West Worthing Stations are easily accessible by foot or by car. Buses run along nearby Wiston Avenue or Poulters Lane.

Tenure Leasehold
Lease Length 146 Years Remaining
Maintenance £972.50 Per Annum
Ground Rent £20 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	77	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

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.