

4 Fairfields, 15 Broadwater Road  
, Worthing, BN14 8AD

Guide price £140,000

Leasehold Council Tax Band A



We are pleased to offer this well-presented ground floor one-bedroom flat, complete with an allocated parking space.

The property is ideally located within easy reach of local shops, Worthing town centre, and Worthing mainline railway station, making it an excellent choice for commuters and those seeking convenient access to amenities.

The accommodation is accessed via a communal entrance hall and comprises a private entrance hall leading to a bright and comfortable lounge, a fitted kitchen with ample storage and worktop space, a well-appointed bathroom, and a generously sized bedroom.

This attractive ground floor flat offers practical living in a sought-after location and would be well suited to first-time buyers, investors, or those looking to downsize.

Lease years remaining - 155  
Service charge - £2000pa (approx)

## ENTRANCE

Communal Entrance Hall

Entrance Hall

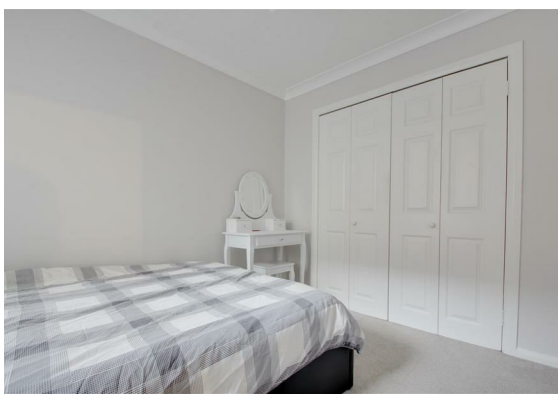
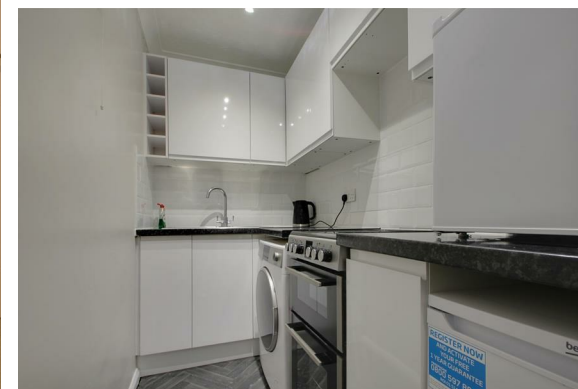
Lounge

11'6 x 10'8 (3.51m x 3.25m)

Kitchen

8'0 x 4'1 (2.44m x 1.24m)

Bathroom



Bedroom  
9'10 x 7'7 (3.00m x 2.31m)

OUTSIDE

Allocated Parking Space

Floor Plan



Viewing

Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

