



21 Fairlawn Drive

Worthing, BN14 8AX

**Online Auction Sale
(Cash Buyers Only)
Guide Price £65-75,000 LH**

381 sq ft
(35.40 sq m)

- GF Flat needing refurbishment
- Short Lease
- Cash Buyers Only

21 Fairlawn Drive, Worthing, BN14 8AX

Summary

Available Size	381 sq ft
Price	Auction £65,000
Business Rates	N/A
Service Charge	N/A
VAT	Not applicable
Legal Fees	See Auction Legal pack for details
Estate Charge	N/A
EPC Rating	D (62)

Description

A double glazed front door leads to a small inner hall with a further glazed door leading to the dual aspect living room. The living room benefits from a radiator and double glazed patio doors leading to the private patio area. From the living room a door leads to the kitchen with a range of cupboards and drawers. There is a built in oven & hob, space is provided for a washing machine, fridge & freezer. The bedroom benefits from a radiator and double glazed window. There is a white bathroom suite with part tiled walls comprising of a panel enclosed bath, wash hand basin & WC.

Outside there is a private patio and further well kept communal gardens. There is non-allocated on street parking.

Living Room - 5.17 x 3.65 / Kitchen - 3.10 x 2.16
Bedroom - 2.71 x 2.26 / Bathroom - 2.25 x 1.52

Maintenance - £1575 per annum
Lease: Circa 46 years remaining on the lease, please see legal pack for more information. Ground Rent: Please see legal pack for more information.

Location

Part of a cul-de-sac within the sought after catchment area of Broadwater and close to local shops, bus services and mainline railway station.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	381	35.40
Total	381	35.40

Viewings

Viewings can be arranged via Joint Sole Agents - Newlands Property or Coast & Country

Terms

Cash Buyers Only Guide Price £65-75,000 Leasehold, to be offered via online auction see legal pack for full information.

<https://newlands.eigonlineauctions.com/lot/details/125454>



Viewing & Further Information



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