

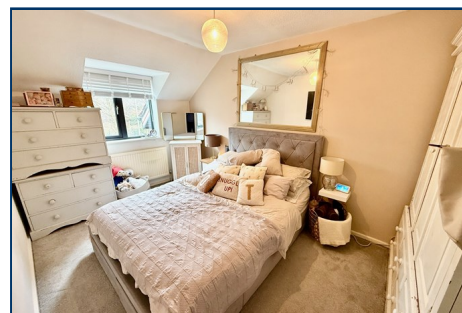
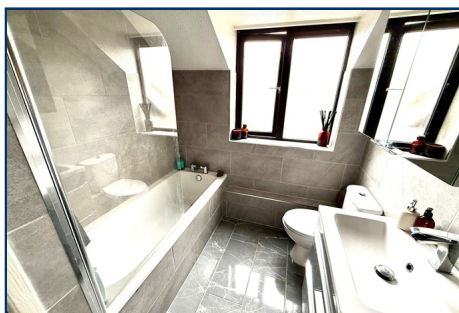
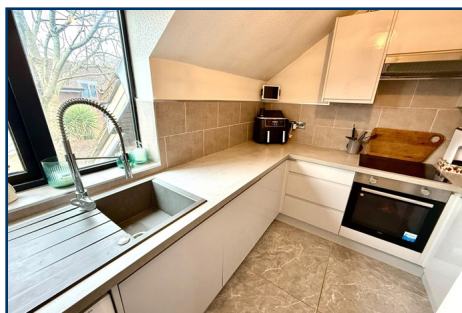


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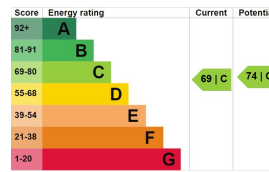
WELL PRESENTED ONE BEDROOM FIRST FLOOR FLAT WITH PRIVATE ENTRANCE

- Private Front Door
- 17'7 Lounge Dining Room
- 14' Bedroom
- Modern Fitted Kitchen
- Contemporary Bathroom
- Double Glazing
- Gas Central Heating
- Viewing Highly Recommended

£199,950 LEASEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to present this charming one-bedroom first-floor flat situated in a sought-after area of Worthing. This inviting property boasts its own private entrance, a spacious 17'7" lounge diner, a generously sized bedroom, a modern fitted kitchen, and a stylish contemporary bathroom. Additional features include double glazing and gas central heating. Viewing is highly recommended to truly appreciate all this property has to offer.



Accommodation in brief comprises:

PRIVATE ENTRANCE

Private front door with spyhole to -

ENTRANCE

Space for hanging coats, radiator, stairs leading to -

LANDING

Double glazed window, further glazed panelled door to -

HALLWAY

Hatch to roof space with pull down ladder, large walk in cupboard with power and light with shelving and currently being used as a small study.

LOUNGE DINING ROOM - 5.36m x 3.23m (17' 7" x 10' 7")

Double glazed windows with feature fitted shutters, T.V point, radiator, textured ceiling, telephone point.

BEDROOM - 4.27m x 2.67m (14' x 8' 9")

Double glazed window, radiator, textured ceiling.

KITCHEN - 2.97m x 2.39m (9' 9" x 7' 10")

Feature modern fitted kitchen comprises of an excellent range of fitted units with inset single drainer sink unit with mixer tap with cupboards under, work top surface with excellent range of cupboards under including space and plumbing for washing machine, fitted oven with four ring hob with extractor over and eye level cupboards either side, integrated fridge/freezer, integrated dishwasher, attractive part tiled walls, tiled floor, double glazed window.

BATHROOM

Modern fitted bathroom comprising of bath with tiled panel, fitted shower with shower screen, low level W.C, wash hand basin with drawers under, attractive fully tiled walls, tiled floor, frosted double glazed window, textured ceiling, heated towel rail, airing cupboard with slatted shelving with Worcester boiler supplying domestic hot water and heating.

VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS

OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed

Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD

Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.