

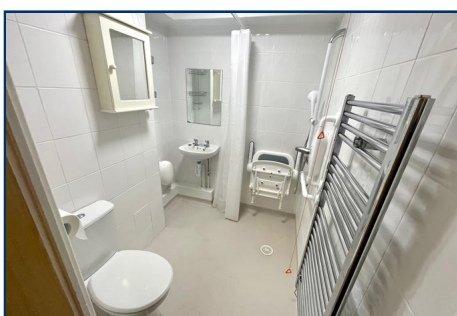
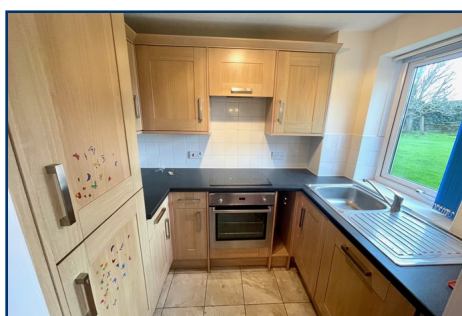


IAN WATKINS
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Salvington Road, Worthing, West Sussex, BN13 2JY

GROUND FLOOR RETIREMENT FLAT IN GOOD DECORATIVE ORDER

- One Bedroom
- Spacious 20'3 Lounge
- Wet Room
- Laundry & Guest Suite
- Emergency Pull Cord System
- South/Westerly Communal Gardens
- Double Glazing
- No Onward Chain

£99,950 LEASEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this one bedroom ground floor flat in the popular area of Salvington, close to local shops, library and bus services. The accommodation features 20'3" lounge, kitchen and wet room. Also there is a laundry and guest suite, communal lounge and kitchen. Outside there is South/West communal gardens and parking. Other features include double glazing and no onward chain.

Accommodation in brief comprises:

ENTRANCE

Communal front door with security entry phone system, opening to -

COMMUNAL ENTRANCE HALL

Stairs and lift to all floors, ground floor personal front door with spy hole, opening to -

ENTRANCE HALL

Slim line Dimplex storage heater, security entry phone, cloaks cupboard with shelving, airing cupboard with hot and cold water tank with slatted shelving, emergency pull cord.

LOUNGE - 6.17m x 2.84m (20' 3" x 9' 4")

Double glazed bay window which overlooks the superb communal West facing rear gardens, slim line Dimplex storage heater, T.V point, textured ceiling.



KITCHEN - 2.39m x 1.75m (7' 10" x 5' 9")

Excellent range of units comprising of inset single drainer stainless steel sink unit with cupboard and integrated dish washer below, roll top work surface with fitted oven and hob with concealed extractor over, eye level cupboards, integrated tall fridge/freezer, part tiled wall, tiled floor, double glazed window overlooking the communal gardens, emergency pull cord.

BEDROOM ONE - 3.61m x 2.67m (11' 10" x 8' 9")

Double wardrobe with hanging rail and shelf, Dimplex slim line storage heater, emergency pull cord, double glazed window overlooking the communal rear gardens.

WET ROOM

Fitted shower unit, shower curtain rail, wash hand basin, low level W.C, tiled walls, heated towel rail, emergency pull cord, extractor, textured ceiling.

OUTSIDE

COMMUNAL GARDENS

Surrounding the property, laid mainly to lawn with a South/West aspect, outside drying area.

PARKING

Ample non allocated residents and visitors parking.

COMMUNAL FACILITIES

These include a communal lounge, visitors over night guest suite and communal laundry room.

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.