

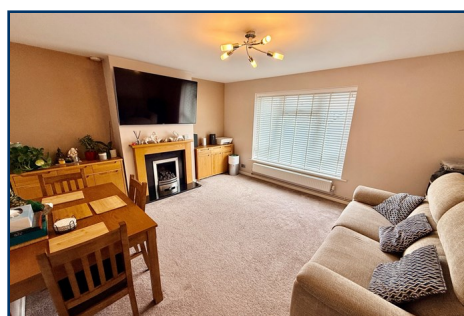


IAN WATKINS
Estate Agents

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Woodside Road, Worthing, West Sussex, BN14 7HQ

A SPACIOUS TWO BED FIRST FLOOR FLAT WITH REAR GARDEN AND GARAGE

- Private Front Door
- Two Bedrooms
- 15' Living Room
- Modern Fitted Bathroom/WC
- Bathroom/WC
- Private Rear Garden
- Garage At Rear
- Double Glazed & Gas Heating

£220,000 SHARE OF FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this first floor two bedroom first floor flat, close to local shops, within walking distance of West Worthing and Worthing railway station. The accommodation features private front door, living room, modern fitted kitchen, two bedrooms and bathroom. Outside there is a private West facing rear garden and garage located at rear of the property. Further features include double glazing and gas heating.

Viewing recommended.

Accommodation in brief comprises:

DOUBLE GLAZED PRIVATE FRONT DOOR WITH SPYHOLE TO -

ENTRANCE

With radiator, double glazed frosted window, under stairs cloaks cupboard, stairs to -

HALF LANDING

Double glazed window, further stairs leading to -

ENTRANCE HALL

Hatch to roof space with pull down ladder.

LIVING ROOM - 4.57m x 3.91m (15' x 12' 10")

With feature fire surround with fitted coal effect gas fire, with marble insert and hearth, radiator, double glazed window, flat ceiling.

MODERN FITTED KITCHEN - 3.3m x 1.83m (10' 10" x 6')

Double aspect with glazed windows, modern fitted units comprising inset single drainer circular sink unit with mixer tap and cupboard under, roll top work surface to either side with cupboard under and space and plumbing for washing machine, eye level cupboards, fitted 5-ring gas hob with stainless steel extractor canopy and stainless steel back with fitted oven under, further roll top work surface with cupboards and drawers under, space for tall fridge/freezer, breakfast bar, radiator, tiled floor and flat ceiling.

BEDROOM ONE - 4.06m x 3.66m (13' 4" x 12')

Double glazed window, radiator, flat ceiling.



BEDROOM TWO - 2.92m x 2.87m (9' 7" x 9' 5")

Maximum measurement. Double glazed window, radiator, flat ceiling.

BATHROOM/WC

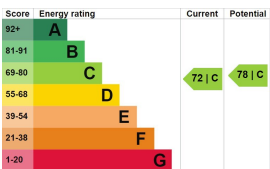
With modern white suite comprising bath with fitted shower, shower curtain and rail, wash hand basin with medicine cabinet and storage below, shelf adjacent, low level WC, mirrored corner medicine cabinet, frosted double glazed window, part tiled walls, flat ceiling, extractor, heated towel rail, handy storage cupboard.

OUTSIDE

PRIVATE REAR GARDEN

West facing, mainly paved with shrub border.

GARAGE LOCATED AT REAR OF THE PROPERTY



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.