



**IAN WATKINS**  
Estate Agents

**01903 26 26 76**

[www.ianwatkins.co.uk](http://www.ianwatkins.co.uk)

4 Selden Parade, Salvington Road, BN13 2HL



South Farm Road, Worthing, West Sussex, BN14 7BA

**A LOVELY 2 BED FLINT CHARACTER COTTAGE, CLOSE TO LOCAL AMENITIES**

- Character Cottage
- Two Double Bedrooms
- Living Room with Cast Iron Fireplace
- South Facing Kitchen
- Shower Room/WC
- Gas Heating
- South Cottage Garden
- Close To Shops & Schools

**£290,000 - £310,000 GUIDE FREEHOLD**

Helping you find your home

\*\*\*\*\* Guide Price £290,000 - £310,000 \*\*\*\*\*. Ian Watkins Estate

Agents are very pleased to offer for sale this two bedroom character flint cottage in the favoured area of Broadwater, close to local shops, schools, bus services and Worthing station. The accommodation features 14' living room with cast iron fireplace, South facing kitchen, two double bedrooms and a shower room. Outside there is a pretty South facing cottage garden. Further features include gas heating. Viewing highly recommended to appreciate the character of this property.

Accommodation in brief comprises:

### **FEATURE WOODEN FRONT DOOR TO -**

#### **LIVING ROOM - 4.29m x 3.66m (14' 1" x 12')**

With feature cast iron fireplace with wooden mantel and tiled hearth, dresser style recessed bookcase, radiator, window with secondary glazing, flat ceiling, feature laminate flooring, hatch to kitchen.

#### **SOUTH FACING KITCHEN - 2.84m x 2.39m (9' 4" x 7' 10")**

Is South facing overlooking the garden and comprises inset single drainer sink unit with mixer tap and cupboard under, work top surface with space for dishwasher, fitted oven and gas hob with extractor over, range of eye level cupboards, further worktop surface with cupboards and drawers under, part tiled walls, double glazed window overlooking the garden and door giving access to the garden.

### **FROM THE KITCHEN, STAIRS LEADING TO -**

#### **FIRST FLOOR LANDING**

Airing cupboard with hot water tank and slatted shelving over, radiator.

#### **BEDROOM ONE - 3.73m x 3.66m (12' 3" x 12')**

Range of fitted wardrobes with drawers, window with secondary glazing, radiator and flat ceiling.



#### **SHOWER ROOM/WC**

Comprising step in shower cubicle with shower unit, wash hand basin inset into vanity unit with drawers under, WC inset into drawer unit with display surface, feature window, part tiled walls, flat ceiling and laminate flooring.



### **FROM THE FIRST FLOOR LANDING, STAIRS LEADING TO -**

#### **BEDROOM TWO - 3.68m x 3.35m (12' 1" x 11')**

This room is irregular shaped, with feature window, radiator, bookshelf, flat ceiling, fitted wardrobes and eaves style cupboard, hatch to roof space.

### **OUTSIDE**

#### **SOUTH FACING COTTAGE GARDEN**

The garden is mainly South facing with attractive brick paving, plant and shrub borders, flint garden shed.

**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.