

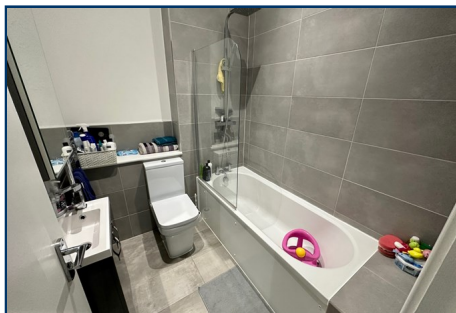


IAN WATKINS
Estate Agents

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Nursery Lane, Worthing, West Sussex, BN11 3HS

IMMACULATE & SPACIOUS NEWLY CONVERTED GROUND FLOOR FLAT WITH PARKING

- Private front door
- Two double bedrooms
- Feature lounge/dining/kitchen
- Modern fitted bathroom
- Double glazed
- Private garden
- Two allocated parking spaces
- Quiet central location

£314,950 SHARE OF FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this immaculate and spacious two bedroom newly converted ground floor flat, close to central Worthing, but in a quiet location. The accommodation features private front door, feature open plan lounge/dining room/kitchen and modern fitted bathroom. Outside there is a private garden and two allocated parking spaces. Further features include double glazing. Viewing highly recommended.

Accommodation in brief comprises:

PRIVATE DOUBLE GLAZED FRONT DOOR TO -

ENTRANCE HALL

With feature flooring, high flat ceiling with spotlights, built-in storage cupboard

FEATURE OPEN PLAN LOUNGE/DINING ROOM/KITCHEN

LOUNGE/DINING ROOM - 6.48m x 3.23m (21' 3" x 10' 7")

This room is double aspect with double glazed windows, feature flooring, electric storage heating, double glazed door giving access to the private garden, high flat ceiling with spotlights, built-in storage cupboard.

MODERN KITCHEN - 3.15m x 2.24m (10' 4" x 7' 4")

Superb modern fitted kitchen which has inset single drainer sink unit with mixer tap, work top surface either side with cupboards under, space and plumbing for washing machine, integrated oven and hob, base level drawer units, integrated fridge/freezer, further eye level cupboards, part tiled walls, high flat ceiling.



MODERN FITTED BATHROOM

Modern suite with bath, low level WC, wash hand basin with cupboards under, part tiled walls and tiled floor.

BEDROOM ONE - 5.64m x 3.2m (18' 6" x 10' 6")

Double glazed window, high flat ceiling with spotlights, built-in cupboard, electric storage heater.

BEDROOM TWO - 4.65m x 3.43m (15' 3" x 11' 3")

Double glazed window, electric storage heater, high flat ceiling.

OUTSIDE

PRIVATE GARDEN

The private garden is mainly lawned with a partly paved patio area.

TWO ALLOCATED PARKING SPACES

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.