

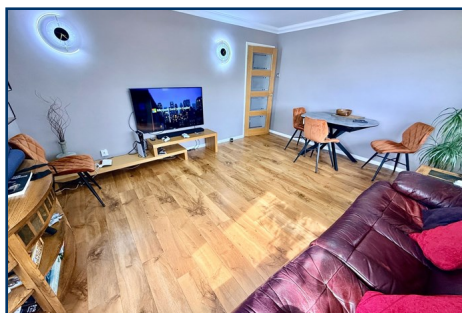


IAN WATKINS
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4 Selden Parade, Salvington Road, BN13 2HL



South Street, Tarring, Worthing, West Sussex, BN14 7NJ

ATTRACTIVE TWO BEDROOM SECOND FLOOR FLAT IN POPULAR TARRING

- Two Bed Second Floor Flat
- 15' Lounge Diner
- Contemporary Kitchen
- Attractive Modern Bath/Shower Room
- Double Glazing & GFCH
- Popular Tarring Location
- Long Lease
- Viewing Highly Recommended

£229,995 LEASEHOLD

Helping you find your home

Ian Watkins Estate Agents are delighted to present this attractive two-bedroom second-floor flat, perfectly positioned in the heart of charming and ever-popular Tarring, with delightful views across the neighbouring park. Steeped in history dating back to the 11th century, the village is home to the beautiful 13th-century St Andrew's Church and offers a welcoming, community-minded atmosphere.

The property itself offers well-arranged accommodation, including a secure communal entrance, a bright 15' lounge/dining room, a contemporary fitted kitchen, and a modern bath/shower room.

The flat is surrounded by well-kept communal gardens, providing a peaceful setting to enjoy throughout the seasons.

Additional benefits include double glazing, gas-fired central heating, and a brand-new 150-year lease—an excellent long-term advantage for any buyer.

This is a lovely opportunity to secure a home in one of Worthing's most desirable village locations. Early viewing is strongly recommended.

dishwasher, space for tall fridge/freezer, further roll top work surface, fitted four ring gas hob and oven, stainless steel extractor over, eyelevel cupboards, cupboard housing the gas fired Worcester boiler supplying domestic hot water and central heating, tiled flooring, part tiled walls, double glazed window, coved and flat ceiling with down lights.

BATH/SHOWERROOM

Modern white suite comprising of bath with mixer tap, pedestal wash hand basin, low level W.C, step in shower cubicle with shower unit, fully tiled walls, tiled floor, heated towel rail, frosted double glazed window.

OUTSIDE

COMMUNAL GARDENS

Attractive communal gardens surrounding the property.

Accommodation in brief comprises:

ENTRANCE

Communal front door with security entry system leading to

COMMUNAL ENTRANCE HALL

Stairs to the second floor, front door with spyhole to -

ENTRANCE HALL

Attractive Karndean wood effect flooring, radiator, coved and flat ceiling, storage cupboard with shelving and meters.

LOUNGE DINING ROOM - 4.57m x 4.22m (15' x 13' 10")

Double aspect with double-glazed windows, feature Karndean flooring, T.V point, coved and flat ceiling, radiator.

BEDROOM ONE - 3.58m x 3.28m (11' 9" x 10' 9")

Double-glazed window with views over Tarring Park, radiator, built in double wardrobe, coved and flat ceiling, feature Karndean flooring.

BEDROOM TWO - 3.05m x 2.95m (10' x 9' 8")

Built-in double wardrobe, radiator, double-glazed windows and coved and flat ceiling.

KITCHEN - 2.79m x 2.67m (9' 2" x 8' 9")

Feature modern fitted kitchen comprising inset one-and-a-half bowl stainless steel sink unit with Swan neck mixer tap, roll top work surface either side with cupboards under, integrated

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.