

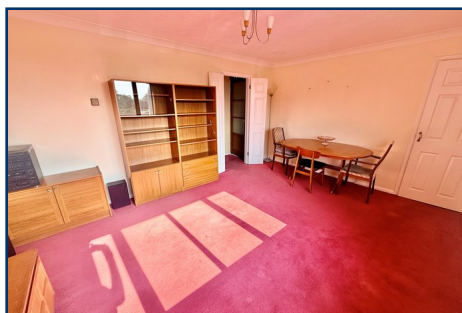


IAN WATKINS
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Franklin Road, Worthing, West Sussex, BN13 2UA

1 BED FLAT WITH ALLOCATED PARKING - IDEAL FIRST TIME BUYER/INVESTOR

- Own Private Entrance
- 15'6" Lounge/Dining Rm
- Double Bedroom
- Separate Kitchen
- Bathroom/WC
- Gas Heating & Double Glazed
- Attractive Communal Gardens
- Allocated Parking Space

£174,950 LEASEHOLD

Helping you find your home

***** NO ONWARD CHAIN ***** Ian Watkins Estate

Agents are pleased to offer for sale this one bedroom first floor flat in a popular location of Salvington, close to local shops, bus services, library and schools. The accommodation features private entrance, lounge/dining room, double bedroom, kitchen and bathroom/WC. Outside are attractive communal gardens with drying area and allocated parking space. Further features include double glazing and gas heating. Viewing recommended, ideal for first time buyers or investor.

Accommodation in brief comprises:

DOUBLE GLAZED FRONT DOOR TO ENTRANCE

Stairs to -

LANDING

Glazed door to -

RECEPTION HALL

Radiator, hatch to roof space.

LOUNGE/DINING ROOM - 4.72m x 3.48m (15' 6" x 11' 5")

Double glazed West facing window, radiator, coved and textured ceiling, handy built-in storage cupboard with shelving.

BEDROOM - 3.4m x 2.95m (11' 2" x 9' 8")

Double glazed window, radiator, coved and textured ceiling.

KITCHEN - 2.77m x 1.85m (9' 1" x 6' 1")

Comprises inset single drainer stainless steel sink unit with cupboards and drawer under, roll top work surface adjacent with space for washing machine, tall fridge/freezer, further range of roll top work surfaces with cupboards and drawers under, eye level cupboards over, wall mounted gas fired boiler which supplies domestic hot water and central heating, part tiled walls, double glazed window, textured ceiling.

BATHROOM/WC

White suite comprising bath with twin handgrips and fitted shower attachment, shower screen, pedestal wash hand basin, low level WC, part tiled walls, mirrored fronted medicine cabinet, heated towel rail, textured ceiling, extractor, handy linen style cupboard with shelving and radiator.

OUTSIDE

ATTRACTIVE COMMUNAL GARDENS SURROUNDING THE BLOCK

With drying area

ALLOCATED PARKING SPACE

No 12, located to the rear of the block.



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.