



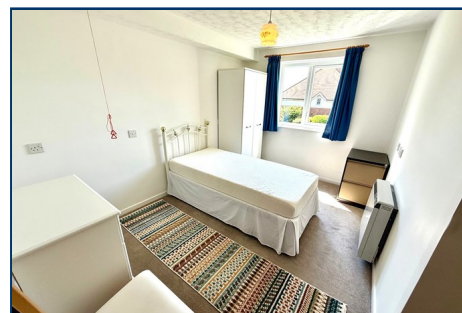
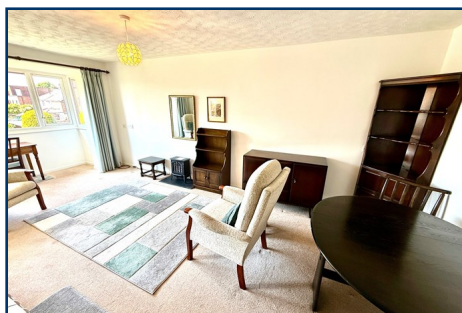
IAN WATKINS

Estate Agents

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Bakers Court, Salvington Road, Worthing, West Sussex, BN13 2JY

ONE BEDROOM FIRST FLOOR RETIREMENT FLAT IN SALVINGTON

- Double Bedroom with Fitted Wardrobe
- Spacious Lounge / Diner
- Modern Shower Room
- Modern Kitchen
- Views over the Communal Gardens
- 24hr Emergency Pull Cord
- No Onward Chain
- Viewing Recommended

£79,950 LEASEHOLD

Helping you find your home

Ian Watkins Estate Agents are delighted to present this lovely one-bedroom retirement flat in Salvington, Worthing. This property features a spacious double bedroom with a fitted wardrobe, a bright and airy lounge/dining room, a contemporary kitchen, and a modern shower room. Every room overlooks the beautifully maintained communal gardens, creating a peaceful and scenic setting. Additional benefits include a 24-hour emergency pull cord system, convenient non-allocated parking, and the advantage of no onward chain. Viewing is highly recommended.

Accommodation in brief comprises:

ENTRANCE

Communal front door with security entry phone system opening to:

COMMUNAL ENTRANCE HALL

Stairs and lift to first floor, front door with spy hole to -

ENTRANCE HALL

Emergency pull cord, security entry phone, airing cupboard with slatted shelving, further built in storage cupboard with shelving.

LOUNGE / DINING ROOM - 6.4m x 2.84m (21' x 9' 4")

Double glazed West facing bay window overlooking the feature communal gardens, electric radiator, textured ceiling, opening to -

KITCHEN - 2.64m x 1.73m (8' 8" x 5' 8")

Double glazed window with views over the superb communal gardens. The kitchen has a modern range of fitted units and comprises of one and a half bowl stainless steel single drainer sink unit with mixer tap and cupboard under, space with washing machine under, work top surface adjacent with cupboards and drawers under and eye level cupboards over, fitted four ring hob, space for tall fridge/ freezer, part tiled walls, textured ceiling.

BEDROOM - 3.68m x 2.64m (12' 1" x 8' 8")

Double glazed window overlooking the communal gardens, fitted double wardrobe with hanging rail, slimline Dimplex storage heater, emergency pull cord.

SHOWER ROOM

Modern white suite comprising step in corner shower cubicle with Mira electric shower unit, low level W.C, wash hand basin with cupboards under, mirrored medicine cabinet, extractor, emergency pull cord, electric Dimplex convector heater, part tiled

walls.



Shower Room

COMMUNAL FACILITIES

These include a communal lounge and kitchen, visitors over night guest suite and communal laundry room and cloakroom.

OUTSIDE

COMMUNAL GARDENS

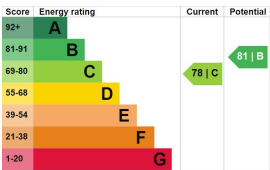
Surrounding the property, laid mainly to lawn with a South/West aspect, outside drying area.



Communal Gardens

PARKING

Ample non allocated residents and visitors parking.



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.