



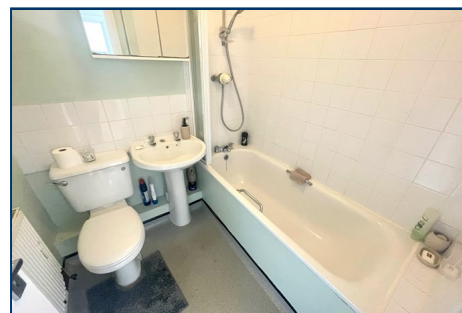
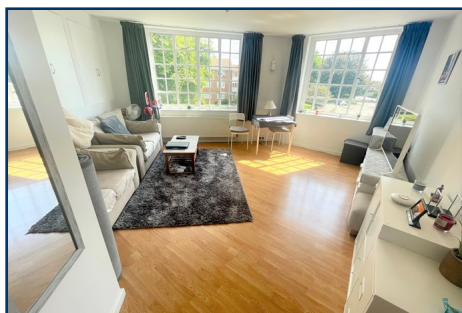
IAN WATKINS

Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



The Boulevard, Goring, Worthing, West Sussex, BN12 6DH

ONE BEDROOM FIRST FLOOR FLAT IN POPULAR GORING - CLOSE TO STATION

- One Bedroom
- Good size lounge
- Bathroom
- Gas Central Heating
- Popular Location
- Close to station & local amenities
- Remainder 125 Year Lease
- No Onward Chain

£163,950 LEASEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for let this first floor one bedroom flat in popular Goring, close to Durrington station and local amenities. The accommodation features one bedroom, good size lounge, bathroom, gas central heating.

Accommodation in brief comprises:

ENTRANCE

Communal front door to -

ENTRANCE HALL

Stairs leading to first floor landing, front door to -

LIVING ROOM - 6.1m x 4.17m (20' x 13' 8")

Spacious and bright irregular shaped room, radiator, built in storage cupboards, wooden laminated flooring, flat ceiling, window.

KITCHEN - 2.64m x 2.13m (8' 8" x 7')

irregular shaped room comprising inset single drainer stainless steel sink unit with mixer tap and roll top work surface either side with cupboards and drawers under, space and plumbing for washing machine, roll top work surface with space under for fridge/freezer, eye level cupboards over, extractor, space for cooker, part tiled walls, double glazed window, wall mounted gas fired boiler supplying domestic hot water and central heating, radiator.

BEDROOM - 4.62m x 2.87m (15' 2" x 9' 5")

Radiator, wooden laminate flooring, flat ceiling, storage cupboard, window.

BATHROOM

Bath with twin hand grips with fitted shower attachment and shower screen, pedestal wash hand basin, low level W.C, radiator, part tiled walls, flat ceiling.

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.