

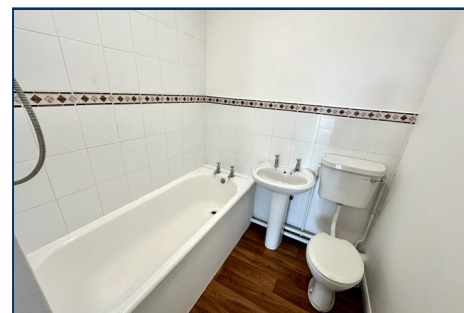


IAN WATKINS
Estate Agents

01903 26 26 76

www.ianwatkins.co.uk

4 Selden Parade, Salvington Road, BN13 2HL



51 Shakespeare Road, Worthing, West Sussex, BN11 4AT

ONE BEDROOM FIRST FLOOR CONVERTED FLAT IN SOUGHT AFTER AREA

- Favoured Poets Corner
- Spacious lounge
- Leasehold With Share Of Freehold
- Large Kitchen Breakfast Room
- Close To Local Amenities
- No Chain
- Decorated with New Carpets
- 114 years lease

£167,500 LEASEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this one bedroom flat in Worthing, close to Worthing station, local shops and bus services. and within walking distance of the Town Centre. The accommodation features a large kitchen, living room and modern bathroom. Features include leasehold with share of freehold, newly decorated with new carpets. Viewing is highly recommended - Maintenance is £1,755 per year.

Accommodation in brief comprises:

COMMUNAL FRONT DOOR

Leading to stairs

FRONT DOOR

Leading to -

ENTRANCE HALL

Meter cupboard, Electric wall mounted heater, airing cupboard with hot water tank and slated shelving.

LOUNGE/DINER - 4.52m x 4.44m (14' 10" x 14' 7")

Wall mounted electric heater, feature sash windows, chimney breast with attractive fire surround, textured ceiling.

BEDROOM - 3.68m x 2.08m (12' 1" x 6' 10")

Wall mounted heater, coved and textured ceiling, feature sash window.

KITCHEN - 3.73m x 2.9m (12' 3" x 9' 6")

Excellent range of kitchen cupboards - comprises inset single drainer sink with cupboards under, space for washing machine, excellent range of roll top work surfaces with cupboards underneath and eye level, fitted oven and 4 ring hob with extractor over, space for fridge/freezer, wooden effect laminated flooring, double glazed window.

BATHROOM

White suite comprising of a bath with Mira electric shower over, Pedestal wash hand basin, low level W/C, wall mounted electric fire, extractor fan, part tiled walls, new vinyl flooring.

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.