

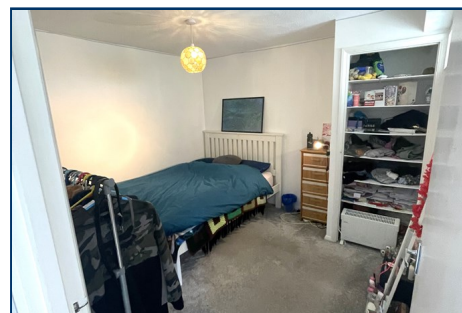
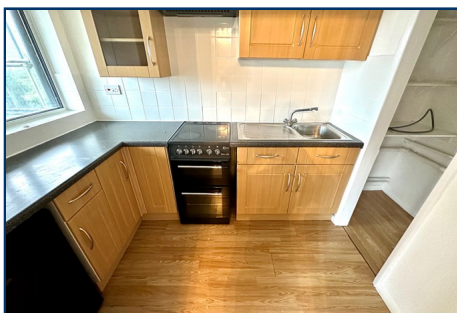
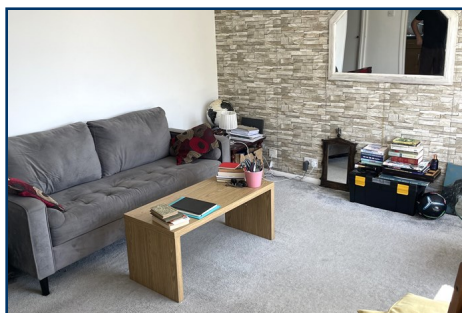


IAN WATKINS
Estate Agents

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A ONE BEDROOM FIRST FLOOR FLAT WITH SOUTH FACING BALCONY

- One bedroom
- South facing lounge
- South facing balcony
- Modern fitted kitchen
- Allocated off road parking space
- Remainder of 189 year lease
- No ongoing chain
- Ideal for FTB or Investor

£165,000 LEASEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this one bedroom first floor balcony flat on the outskirts of Worthing Town Centre. The accommodation features South facing lounge with sun balcony, modern fitted kitchen, bathroom/WC. Outside are communal gardens and allocated off road car parking space. Other features include double glazing, long lease and no ongoing chain.

Accommodation in brief comprises:

COMMUNAL FRONT DOOR TO -

ENTRANCE

Stairs rising to first floor, front door with spyhole to -

ENTRANCE HALL

Airing cupboard with hot water tank.

SOUTH FACING LOUNGE - 3.96m x 3.66m (13' x 12')

South facing double glazed window, double glazed door giving access to the South facing sun balcony, TV point, power points, opening to -

MODERN FITTED KITCHEN - 2.54m x 1.85m (8' 4" x 6' 1")

Modern range of units comprising single drainer stainless steel sink unit with mixer tap, cupboard and drawer under, eye level cupboards over, further roll top work surface with cupboard and drawers under, space for cooker, space for fridge/freezer, larder area with shelving and space and plumbing for washing machine, double glazed South facing window, part tiled walls.

BEDROOM - 3.23m x 3.05m (10' 7" x 10')

Fitted wardrobe with shelving.

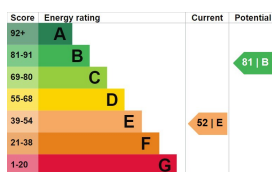
BATHROOM

White suite comprising bath with electric shower with curtain rail, pedestal wash hand basin, low level WC, part tiled walls, extractor.

OUTSIDE

COMMUNAL GARDENS SURROUNDING THE PROPERTY

ALLOCATED OFF ROAD CAR PARKING SPACE



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.