



**IAN WATKINS**  
Estate Agents

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## **A 2 BED MEWS STYLE HOUSE IN THE FAVOURED WEST WORTHING AREA**

- Two Double Bedrooms
- Downstairs Cloakroom
- Lounge/Dining Room
- Modern Fitted Shower Room/WC
- Double Glazed
- Gas Heating
- South Facing Rear Garden
- No Ongoing Chain

**£329,950 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this two double bed roomed Mews house in the favoured area of West Worthing, close to bus services, West Worthing Station and comprehensive shops at Goring Road. The accommodation features downstairs cloakroom, lounge/dining room, kitchen and modern shower room/WC. Outside there is a South facing rear garden, front garden, parking spaces in Carlton Mews at the front. Further features include double glazing, gas heating and no ongoing chain. Viewing highly recommended.

Accommodation in brief comprises:

#### **FRONT DOOR TO -**

#### **ENTRANCE HALL**

Door leading to -

#### **LOUNGE - 5.59m x 3.91m (18' 4" x 12' 10")**

Measurements into double glazed bay window, coal effect gas fire with wooden surround and marble hearth and back, radiator, TV point, coved and textured ceiling.

#### **DINING ROOM - 2.79m x 1.93m (9' 2" x 6' 4")**

Double glazed window overlooking the rear garden, radiator, coved and textured ceiling, sliding door to -

#### **KITCHEN - 2.74m x 1.93m (9' x 6' 4")**

Comprising inset 1 1/2 bowl single drainer stainless steel sink unit with mixer tap and cupboard under, roll top work surface adjacent with space and plumbing for washing machine, space for dishwasher, gas cooker point and space for cooker, eye level cupboards, further roll top work surface with cupboards over, space for tall fridge/freezer, part tiled walls, double glazed window, door giving access to the South facing rear garden.

#### **INNER HALLWAY**

With understairs storage cupboard with shelving, door to -

#### **DOWNSTAIRS CLOAKROOM**

With low level WC, wash hand basin with tiled splashback, frosted double glazed window.

#### **FROM THE ENTRANCE HALL, STAIRS LEADING TO -**

#### **FIRST FLOOR LANDING**

Hatch to roof space with pull down ladder, linen cupboard Worcester combination boiler which supplies domestic hot water and central heating with slatted shelving under.

#### **BEDROOM ONE - 4.83m x 3.38m (15' 10" x 11' 1")**

Measurements include fitted wardrobe with hanging rail and shelving, double glazed window, radiator, coved and flat ceiling.

#### **BEDROOM TWO - 4.62m x 2.49m (15' 2" x 8' 2")**

Build-in wardrobe with hanging rail and shelving with cupboard over, double glazed window, radiator, coved and flat ceiling.

#### **MODERN FITTED SHOWER ROOM/WC**

Comprising corner shower with shower attachment, pedestal wash hand basin, low level WC, radiator, tiled walls, shaver point.

#### **OUTSIDE**

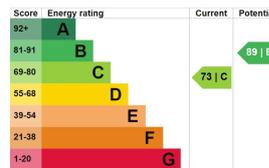
#### **SOUTH FACING REAR GARDEN**

The rear garden is a courtyard style, which is paved with borders and secluded at the rear, garden shed, gate giving access to the rear.

#### **FRONT GARDEN**

Paved with garden path leading to the front door.

#### **AREA TO THE SIDE OF CARLTON MEWS FOR PARKING**



VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS

OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed

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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.