

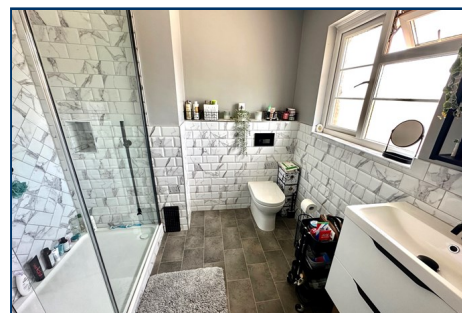
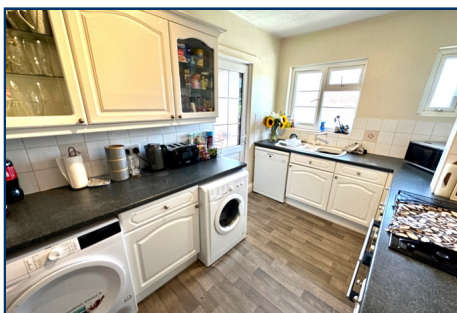
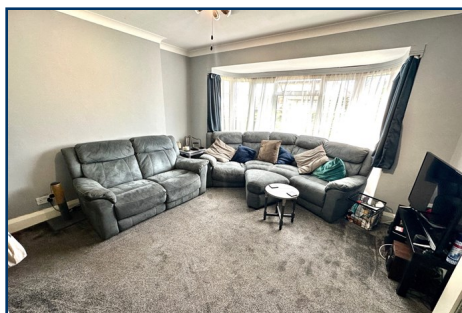


IAN WATKINS
Estate Agents

01903 26 26 76

www.ianwatkins.co.uk

4 Selden Parade, Salvington Road, BN13 2HL



Southview Drive, West Worthing, West Sussex, BN11 5HS

A SUPERB TWO BEDROOM FIRST FLOOR FLAT IN FAVOURED LOCATION OF WORTHING

- Two Bedrooms
- 16'3 Lounge
- 13'4 Modern Fitted Kitchen
- Feature Shower Room
- Double Glazing & GFCH
- Lapsed Planning AWDM/0461/22
- Share of Freehold
- Viewing Recommended

OIRO £279,950 SHARE OF FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this first floor two bedroom flat in the popular location of West Worthing. The accommodation features a good size modern fitted kitchen, 16'3 lounge and a feature shower room. Other features include double glazing, gas central heating and plans granted but now lapsed for a two bedroom and bathroom loft extension. Viewing is highly recommended.

Accommodation in brief comprises:

COMMUNAL ENTRANCE

Communal front door to -

COMMUNAL ENTRANCE HALL

Stairs rising to the first floor landing, door to -

ENTRANCE HALL

Hatch to loft space, under stairs storage cupboard.

KITCHEN - 4.06m x 2.36m (13' 4" x 7' 9")

Modern white units comprising of one and a half bowl sink unit with mixer tap with cupboard under, roll top work surface either side with cupboards and drawers under, space for dishwasher, fitted oven and four ring hob, further roll top work surface with cupboard and drawer under and eye level cupboards over, space and plumbing for washing machine, space for tumble dryer, space for tall fridge/freezer, breakfast bar, radiator, part tiled walls, double glazed window, door giving access to rear fire escape.

LOUNGE - 4.95m x 3.91m (16' 3" x 12' 10")

Double glazed bay window, radiator, coved and flat ceiling, door to -

INNER HALLWAY

Access to -

BEDROOM ONE - 4.47m x 3.07m (14' 8" x 10' 1")

Double glazed window, radiator, coved and flat ceiling, central ceiling fan light.

BEDROOM TWO - 3.18m x 3.1m (10' 5" x 10' 2")

Double glazed window, radiator, coved and flat ceiling, central ceiling fan light.

FEATURE SHOWER ROOM

Step in cubicle with overhead shower unit, recessed display niche, low level W.C, wash hand basin with cupboards under, attractive part tiled walls, frosted double glazed window, heated towel rail, flat ceiling with down lights.

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.