

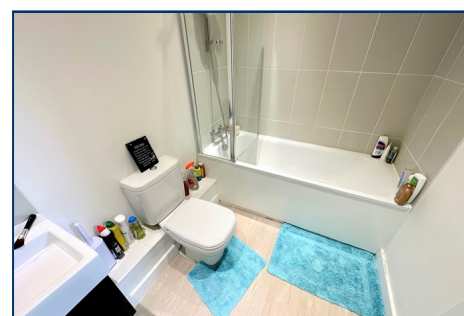
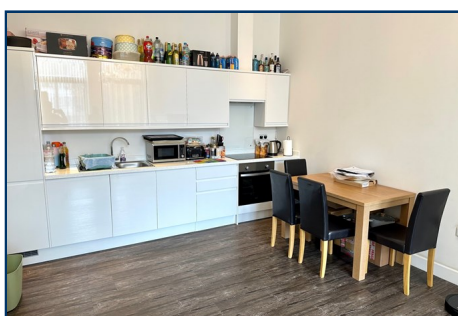
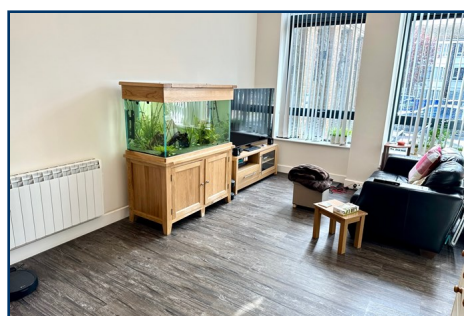


**IAN WATKINS**  
Estate Agents

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[www.ianwatkins.co.uk](http://www.ianwatkins.co.uk)

4 Selden Parade, Salvington Road, BN13 2HL



The Causeway, Worthing, West Sussex, BN12 6FA

**A SPACIOUS 2 BED GROUND FLOOR APARTMENT WITH PARKING & LONG LEASE**

- Two bedrooms
- Spacious West Lounge/kitchen
- Modern Bathroom/WC
- Ideal for FTB or investor
- 115 year lease
- Double glazed
- Allocated parking space
- Close to local schools & Shops

**OFFERS OVER £200,000 LEASEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this spacious two bedroom ground floor apartment with high ceilings in the favoured Goring area, close to local shops, doctors, bus services and railway station. The accommodation features spacious L shaped entrance hall, spacious lounge/dining room/kitchen, modern bathroom/WC. Outside there is an allocated parking space. Other features include double glazed window and long lease. Viewing is highly recommended to fully appreciate what this property has to offer.

Accommodation in brief comprises:

#### **COMMUNAL ENTRANCE**

With security entryphone system to -

#### **COMMUNAL HALLWAY**

Front door with spyhole to -

#### **SPACIOUS L SHAPED ENTRANCE HALL**

Electric wall mounted heater, high flat ceiling with spotlights, wall mounted communal entryphone, cupboard with hot water tank with space and plumbing for washing machine.

#### **SPACIOUS LOUNGE/DINING ROOM/KITCHEN - 7.24m x 3.86m (23' 9" x 12' 8")**

#### **KITCHEN AREA**

The kitchen area has an excellent range of modern white fronted units comprising inset single drainer stainless steel sink unit with mixer tap, range of eye level cupboards over, worktop surface with cupboards and drawers under, integrated fridge/freezer, integrated dishwasher, oven with 4-ring hob with concealed extractor over.

#### **LOUNGE/DINING ROOM**

Double glazed West facing windows, two electric wall mounted heaters, feature flooring, space for dining table, TV point, high flat ceiling with spotlights.

#### **BEDROOM ONE - 3.99m x 2.44m (13' 1" x 8')**

Double glazed window, electric wall mounted heater, TV point, high flat ceiling.

#### **BEDROOM TWO - 4.14m x 2.34m (13' 7" x 7' 8")**

Large double glazed window, wall mounted electric heater, high flat ceiling.



#### **MODERN BATHROOM**

Modern white suite comprising bath with fitted shower attachment and shower screen, low level WC, wash hand basin with cupboard under, heated towel rail, flat ceiling with spotlights, part tiled walls.

#### **OUTSIDE**

#### **ALLOCATED 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.