

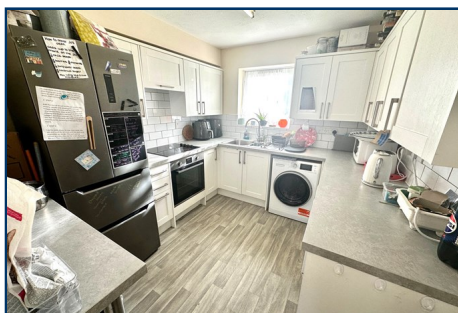


**IAN WATKINS**  
Estate Agents

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Greystone Avenue, Worthing, West Sussex, BN13 1LR

**A SPACIOUS 2 BED GROUND FLOOR FLAT IN FAVOURED WESTLAKE DEVELOPMENT**

- Two Double Bedrooms
- South Facing Lounge
- Modern Fitted Kitchen
- Wet Room
- Double Glazed
- Pretty Communal Gardens
- Garage
- Quiet Location - No Ongoing Chain

**£219,995 LEASEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this spacious two bedroom ground floor flat in the popular Westlake development near Tarring. The accommodation features South facing lounge, modern fitted kitchen and wet room. Outside there is pretty communal gardens with the scenic pretty west lake and garage in nearby compound. Further features include double glazing and no ongoing chain. Viewing recommended.

Accommodation in brief comprises:

### COMMUNAL FRONT DOOR

With security entryphone system, to -

### FRONT DOOR

With spyhole to -

### ENTRANCE HALL

With electric heater, security entryphone, airing cupboard with hot water tank with slatted shelving over.

### SOUTH FACING LOUNGE - 4.44m x 3.76m (14' 7" x 12' 4")

South facing double glazed window with deep window sill, TV point, electric heater, coved and textured ceiling.

### MODERN FITTED KITCHEN - 2.97m x 2.74m (9' 9" x 9')

With an excellent range of white fronted units comprising inset single drainer 1 1/2 bowl sink unit with mixer tap and cupboards under, worktop surface either side with cupboards and drawers under and excellent range of eye level cupboards over, fitted oven with 4-ring hob, space for washing machine, space for washing machine, tumble dryer and tall fridge/freezer, breakfast bar, part tiled walls, double glazed South facing window, textured ceiling.

### BEDROOM ONE - 4.06m x 3m (13' 4" x 9' 10")

Double glazed window, range of fitted full width wardrobes with hanging rail and shelving, coved and textured ceiling, electric heater.

### BEDROOM TWO - 3.3m x 3.07m (10' 10" x 10' 1")

Double glazed window, electric heater, textured ceiling.

### WET ROOM

Comprising corner shower unit with shower curtain and rail, WC and wash hand basin, fully tiled walls, extractor, wall mounted electric convector heater, mirror fronted medicine cabinet.

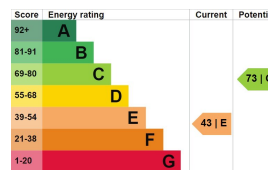
### OUTSIDE

### PRETTY COMMUNAL GARDENS WITH THE SCENIC PRETTY

## WEST LAKE



## GARAGE IN ADJACENT COMPOUND



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.