

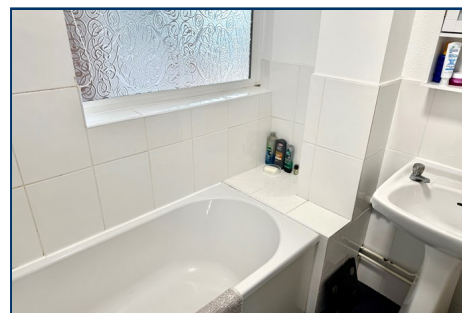
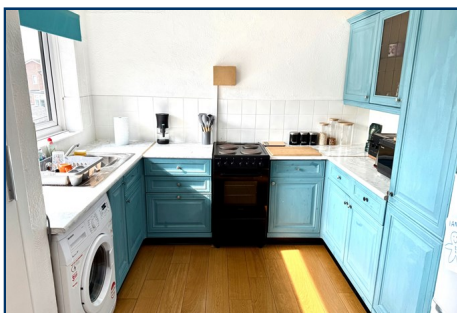


**IAN WATKINS**  
Estate Agents

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3 Cedar Avenue, Worthing, West Sussex, BN13 2HT

## **A SPACIOUS TWO BEDROOM FIRST FLOOR FLAT WITH NO ONGOING CHAIN**

- Private Entrance
- 17'4" Spacious Lounge
- 12'8" Kitchen/Breakfast room
- Two Double Bedrooms
- Bathroom & Separate WC
- Double Glazed
- Communal Drying Area
- NEW LEASE ON COMPLETION

**£204,950 LEASEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this spacious two bedroom flat in the favoured area of Salvington, close to local shops, bus services, school and library. The accommodation features private entrance, spacious lounge, kitchen/breakfast room, bathroom and separate WC. Outside there are stairs down from kitchen to communal drying area. Further features include, double glazing, new lease on completion and no ongoing chain.

Accommodation in brief comprises:

**ENTRANCE**

Private front door entrance, stairs rising to -

**ENTRANCE LANDING**

Storage heater and hatch to roof space.

**SPACIOUS LOUNGE - 5.28m x 3.86m (17' 4" x 12' 8")**

Double glazed window, electric heater, TV point and telephone point.

**KITCHEN/BREAKFAST ROOM - 3.86m x 3.05m (12' 8" x 10')**

Excellent range of units comprising single drainer sink unit with mixer tap and cupboards under, roll top work surface adjacent with space and plumbing for washing machine, further roll top work surface with cupboards and drawers under, tall larder style unit, further roll top work surface with cupboard and drawers under, eye level cupboards over with leaded light fronts, electric cooker point and space for cooker, space for tall fridge/freezer, built-in larder with shelving, part tiled walls, double glazed South facing window, coved and textured ceiling, double glazed door giving rear access.

**BEDROOM ONE - 4.88m x 3.86m (16' x 12' 8")**

Double glazed window, storage heater, built-in double wardrobe, coved and textured ceiling.

**BEDROOM TWO - 3.53m x 3.58m (11' 7" x 11' 9")**

Double glazed window, built-in double wardrobe, storage heater, coved and textured ceiling.

**BATHROOM**

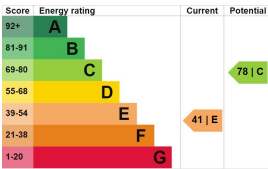
Comprises bath with Triton electric shower and shower curtain and rail, frosted double glazed window, pedestal wash hand basin, electric heater and part tiled walls.

**SEPARATE WC**

Frosted double glazed window, low level suite.

**OUTSIDE**

**STAIRS DOWN FROM KITCHEN TO -**  
Communal drying area.



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.