



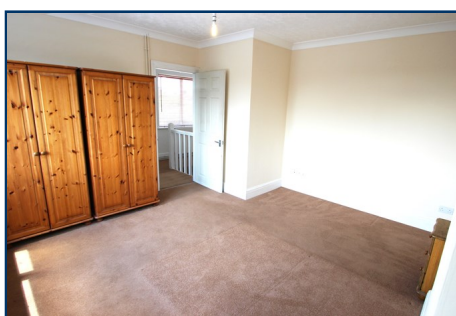
IAN WATKINS

Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Selden Parade, Salvington Road, Worthing, West Sussex, BN13 2HL

SPACIOUS 1 BED FIRST FLOOR FLAT WITH NEW LEASE ON COMPLETION

- Private entrance
- Spacious 14' lounge
- 13'10 double bedroom
- Modern kitchen
- Bathroom/WC
- Double glazing
- Gas central heating
- Popular Salvington Area

£174,995 LEASEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this spacious one bedroom flat in the popular Salvington area, close to local shops and bus services. The accommodation features private entrance, spacious 14' lounge and a 13'10 double bedroom. Further features include double glazing, gas heating, no ongoing chain and new lease on completion. Viewing highly recommended.

Accommodation in brief comprises:

ENTRANCE

Private front door to -

ENTRANCE STAIRS

Leading to -

LANDING

Double glazed window with Westerly views down Salvington Road and towards the downs, radiator, hatch to roof space with pull-down ladder, cupboard housing wall mounted gas fired boiler supplying domestic hot water and central heating.

LOUNGE - 4.27m x 3.99m (14' x 13' 1")

Double glazed window, radiator, coved and textured ceiling.

KITCHEN - 2.97m x 1.88m (9' 9" x 6' 2")

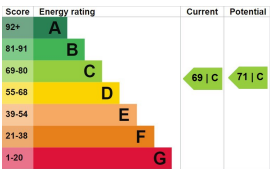
Double glazed window, comprising single drainer stainless steel sink unit with cupboards under, roll top working surface adjacent with drawers under and eye level cupboards over, gas cooker point and space for cooker, further wall mounted cupboard, space for tall fridge/freezer, radiator and part tiled walls.

BEDROOM - 4.22m x 4.01m (13' 10" x 13' 2")

Double glazed window, coved and textured ceiling, radiator and TV point.

BATHROOM

Frosted double glazed window, comprising white suite with bath with telephone style shower attachment, pedestal wash hand basin, low level WC, heated towel rail and part tiled walls.



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.