

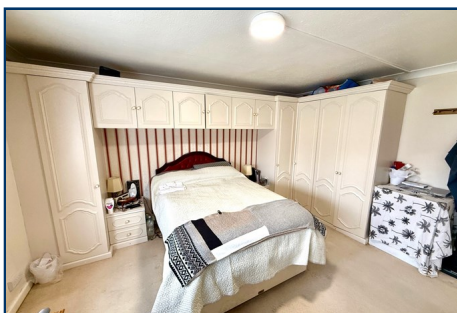


**IAN WATKINS**  
Estate Agents

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Grand Avenue, West Worthing, West Sussex, BN11 5AH

## **2 BED SPACIOUS GROUND FLOOR FLAT WITH PATIO IN FAVOURED GRAND AVENUE**

- Two Double Bedrooms
- 21' Lounge/Dining Room
- Double Aspect Kitchen
- Bathroom & Shower Room
- Double Glazed & Gas Heating
- Feature Communal Gardens
- Garage
- No Ongoing Chain

**£369,950 GUIDE LEASEHOLD**

Helping you find your home



Ian Watkins Estate Agents are pleased to offer for sale this spacious two bedroom ground floor patio flat in Grand Avenue in the sought after West Worthing area, close to the seafront and beach with bus services closeby, within walking distance to Goring Road shops and West Worthing railway station. The accommodation features spacious lounge/dining room, kitchen, shower room and bathroom. Outside there is superb communal gardens and garage. Further features include double glazing and gas heating. Viewing recommended.

Accommodation in brief comprises:

**COMMUNAL FRONT DOOR**

With security entryphone system to -

**COMMUNAL ENTRANCE HALL**

Front door to -

**SPACIOUS ENTRANCE HALL**

With built-in storage cupboard with shelving and cupboard over, further built-in storage cupboard, radiator with casement cover, coved and textured ceiling.

**SPACIOUS LOUNGE/DINING ROOM - 6.4m x 4.34m (21' x 14' 3")**

Measurement narrowing slightly at the dining room. Double glazed windows overlooking the feature communal gardens, attractive fire surround with electric fire, two radiators, coved and textured ceiling, in the dining area is double glazed double doors leading out to the patio area which overlooks the communal gardens.



**BEDROOM ONE - 4.65m x 4.34m (15' 3" x 14' 3")**

Double glazed window overlooking the communal gardens, excellent range of fitted bedroom furniture, fitted wardrobe with

over bed cupboards, two bedside cabinets, radiator, coved and textured ceiling, radiator.

**BEDROOM TWO - 4.01m x 3m (13' 2" x 9' 10")**

Double glazed window, radiator, coved and flat ceiling.

**DOUBLE ASPECT KITCHEN - 3.35m x 2.39m (11' x 7' 10")**

This room is double aspect with double glazed windows, excellent range of white fronted units comprising inset 1 1/2 bowl sink unit with mixer tap and cupboards under, roll top work surface either side with cupboards and drawers under and eye level cupboards over, integrated dishwasher, space and plumbing for washing machine, fitted oven and hob with concealed extractor, space for tall fridge/freezer, part tiled walls, radiator, flat ceiling.

**SHOWER ROOM/WC**

Comprising corner shower cubicle with Triton electric shower, vanity unit with inset wash hand basin, cupboards and drawers, low level WC, fully tiled walls, heated radiator, extractor, frosted double glazed window, tiled floor.

**BATHROOM/WC**

Comprising bath with twin handgrips and fitted shower attachment, shower curtain and rail, pedestal wash hand basin, low level WC, tiled walls, frosted double glazed window, heated towel rail, extractor.

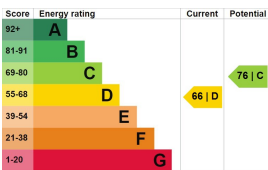
**OUTSIDE**

**COMMUNAL GARDENS**

Superb communal gardens to the rear.

**GARAGE**

With up and over door.



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.