

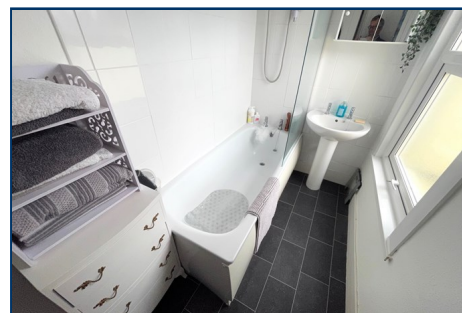


**IAN WATKINS**  
Estate Agents

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## **A ONE BEDROOM FIRST FLOOR FLAT IN POPULAR BROADWATER AREA**

- One Bedroom
- Spacious Lounge
- Modern Kitchen
- Modern Bathroom
- Double Glazing
- Beautifully Presented
- Share of Freehold
- No Onward Chain

**£199,950 SHARE OF FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this beautifully presented one bedroom first floor flat, conveniently situated in Worthing close to local shopping facilities in Broadwater and Worthing Town Centre. The accommodation features a good size lounge with feature cast iron fireplace, attractive modern fitted kitchen, separate W.C and modern fitted bathroom. Other features include double glazing and no onward chain. Viewing is highly recommended.

Accommodation in brief comprises:

**ENTRANCE**

Communal front door to entrance hallway. Personal front door to stairs leading to -

**SPLIT LEVEL LANDING**

Two hatches to roof space, cupboard with shelving.

**LOUNGE - 4.22m x 3.4m (13' 10" x 11' 2")**

Double glazed window, electric heater, feature cast iron fireplace, T.V point, flat ceiling, archway to -

**KITCHEN - 2.21m x 2.06m (7' 3" x 6' 9")**

Modern fitted kitchen comprising inset single drainer sink unit with mixer tap with cupboards under, space and plumbing for washing machine, roll top work surface opposite with oven and four ring hob with stainless steel extractor, space for fridge, two wall mounted cupboards, built in larder with shelving and cupboard over, obscure windows, part tiled walls.

**BEDROOM - 2.9m x 2.62m (9' 6" x 8' 7")**

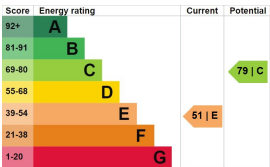
Feature cast iron fireplace, double glazed window, electric heater, flat ceiling.

**SEPARATE W.C**

Low level W.C, half tiled walls, double glazed frosted window.

**BATHROOM**

Modern white suite, bath with electric shower and shower screen, pedestal wash hand basin, part tiled walls, frosted double glazed window, heated towel rail.



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.