



**IAN WATKINS**  
Estate Agents

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The Boulevard, Worthing, West Sussex, BN12 6DH

## **ONE BED 2ND FLOOR FLAT WITH LARGE SUN BALCONY - CLOSE TO AMENITIES**

- LONG LEASE
- 19'2 Open Plan Living/Kitchen Room
- Large Southerly Sun Balcony
- Bedroom
- Bathroom/WC
- Double Glazed
- Gas Heating
- Close to Local Amenities & Station

**£164,995 LEASEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this one bedroom flat in Goring, close to local shops, bus services, doctors and railway station. The accommodation features 19'2 living/kitchen with large sun balcony with views, bedroom and bathroom/WC. Further features include long lease, double glazing and gas heating. Internal viewing highly recommended.

Accommodation in brief comprises:

**COMMUNAL DOOR TO -**

**COMMUNAL ENTRANCE HALL**

Stairs rising to the second floor, front door to -

**ENTRANCE HALL**

Built-in storage cupboard with cupboard over.

**LIVING/KITCHEN ROOM - 5.84m x 4.6m (19' 2" x 15' 1")**

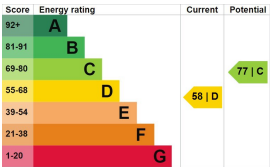
Maximum measurement, this room is irregular shape. Feature wooden effect flooring. In the lounge area is a radiator, double glazed windows, double glazed door giving access to the large sun balcony with views to The Downs, fitted cupboard. The kitchen area comprises inset stainless steel sink, wood worktops with cupboards under, space and plumbing for washing machine, eye level cupboards over, 4-ring fitted gas cooker with extractor over, part tiled walls, space for tall fridge/freezer, flat ceiling, skylight.

**BEDROOM - 3.4m x 2.64m (11' 2" x 8' 8")**

Leaded light double glazed window, radiator, flat ceiling, wood effect flooring.

**BATHROOM/WC**

Comprising bath with fitted shower attachment, wash hand basin with cupboards under, low level WC, cupboard housing gas fired boiler which supplies domestic hot water and central heating and cupboards under, double glazed frosted window, part tiled walls, radiator/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.