

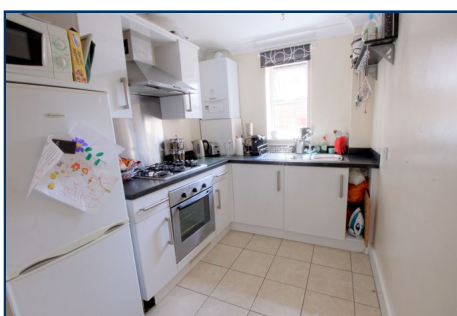
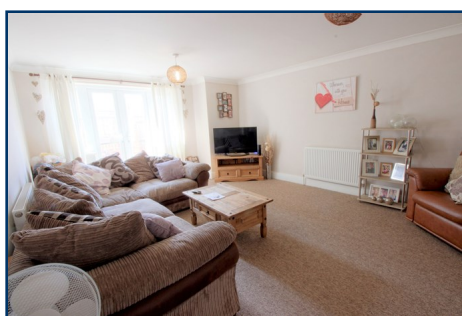


IAN WATKINS
Estate Agents

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Half Moon Court, Half Moon Lane, Worthing, West Sussex, BN13 2EJ

MODERN ONE BED GROUND FLOOR GARDEN FLAT IN POPULAR SALVINGTON AREA

- Ground Floor Flat
- One Double Bedroom
- Spacious Lounge/Dining Room
- Modern Fitted Kitchen
- Modern Fitted Bathroom/WC
- Double Glazing & GFCH
- Private Courtyard Garden
- Long Lease

£189,500 LEASEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this purpose built one bedroom ground floor flat in the popular Salvington area. The accommodation features communal entrance with entry phone system, 18'5 lounge/dining room, modern fitted kitchen, double bedroom, and modern bathroom. Outside there is a small private courtyard. Other features include double glazing and gas central heating. Viewing is highly recommended.

Accommodation in brief comprises:

COMMUNAL ENTRANCE

Communal entrance with security entry phone system.

ENTRANCE

Front door to entrance hall.

LOUNGE/DINING ROOM - 5.61m x 3.96m (18' 5" x 13')

Double glazed windows and door giving access to small courtyard, radiator, T.V point, flat and covered ceiling.

KITCHEN - 3.35m x 2.08m (11' x 6' 10")

Modern fitted kitchen comprising single drainer sink unit with mixer tap and cupboards under, roll top work surfaces adjacent with cupboards and drawers under and eye level cupboards over, fitted oven with four ring hob, stainless steel extractor fan over, gas fired boiler, space for tall fridge/freezer, tiled floor, double glazed window.

BEDROOM - 3.2m x 3.15m (10' 6" x 10' 4")

Double glazed windows, radiator, flat and covered ceiling.

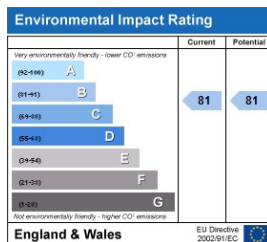
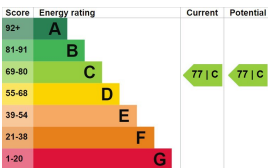
BATHROOM

Modern white suite comprising bath with mixer tap and shower attachment over, shower screen, low level W.C, pedestal wash hand basin with mirrored cabinet over, part tiled walls, tiled floor, radiator.

OUTSIDE

COURTYARD

Accessed from the lounge, small private courtyard.



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.