



**Queensmead, Franklin Road, Worthing BN13 2PG**

Guide Price **£180,000**

**JS**  
Jacobs Steel



**Property Type:** Flat

**Bedrooms:** 1

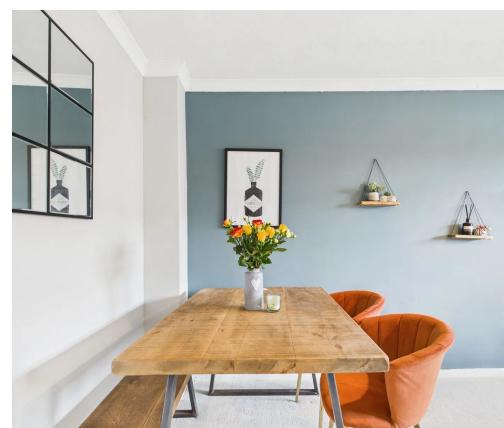
**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** B

- Purpose Built First Floor Flat
- Spacious Lounge/Diner
- Modern Kitchen
- One Double Bedroom
- Beautifully Presented
- Bathroom/WC
- Built in Storage Cupboards
- Communal Gardens
- Residents Parking
- Local shops in Walking Distance



A spacious first-floor flat featuring lounge/diner, a well-proportioned double bedroom, modern kitchen and bathroom, this property is set in communal grounds and the added benefit of residents' parking. Close to local amenities.



## INTERNAL

A well-presented first-floor purpose-built flat, ideally suited for first-time buyers, downsizers or investors. Accessed via a secure communal entrance, the property offers a welcoming hallway with excellent storage. The bright lounge/diner features a large front window, creating a spacious and inviting living area. The modern kitchen provides a good range of fitted units and space for appliances. A generous double bedroom includes attractive feature panelling and built-in wardrobe/storage, while the bathroom offers a white suite with shower over bath.

## EXTERNAL

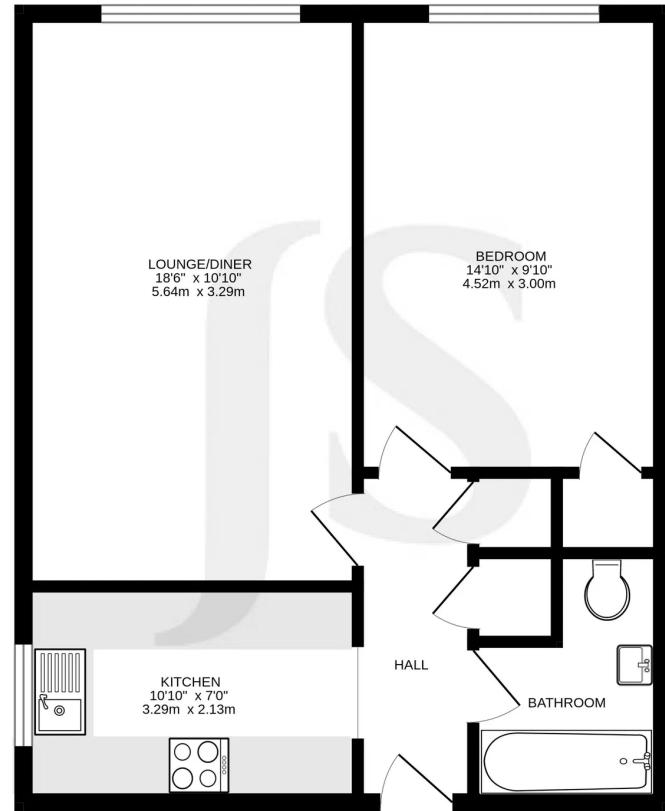
Externally, the property benefits from a large communal garden, as well as a driveway leading to convenient residents' parking.

## SITUATED

Local shops, amenities and the Park View Pub can be found nearby on Salvington Road. West Durrington Tesco's development can also be found in close proximity. Your nearest railway station is Durrington-On-Sea at approximately 1.4 miles away. Your local bus stops are located on Salvington Road. The property is well situated for a range of schools and falls within the catchment area for Durrington Infant, Junior and High School and Bohunt. Worthing town centre with its comprehensive range of shopping, amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 3 miles away.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan enclosed here, measurements of doors, windows and other fixtures and fittings are approximate and prospective purchasers should not rely on any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Measured with Metropix CS202

Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

