

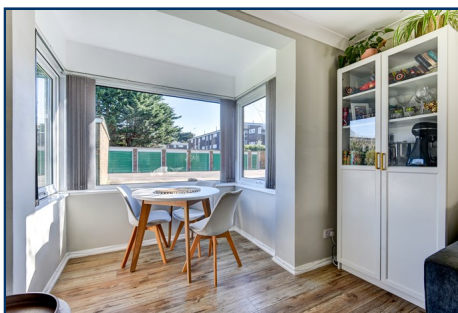


IAN WATKINS
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



West Avenue, Worthing, West Sussex, BN11 5LZ

BEAUTIFULLY PRESENTED ONE BED GROUND FLOOR FLAT IN PRESTIGIOUS LOCATION

- Ground Floor Stylish Apartment
- Spacious One Bedroom
- 21'10 Lounge/Diner
- Contemporary Kitchen
- Modern Bathroom
- Prestigious Highly Regarded Location
- Garage
- Viewing Highly Recommended

£174,995 LEASEHOLD

Helping you find your home

Ian Watkins Estate Agents are delighted to offer for sale this light, spacious and stylish ground-floor one-bedroom flat, set in a prestigious and highly desirable area of West Worthing, just moments from the sea.

The accommodation includes a communal entrance with security entry phone, a generous 21'10" lounge/dining room, a contemporary fitted kitchen, and a modern bathroom with a separate W.C.

Outside, the property benefits from well-maintained communal gardens and the added convenience of a garage.

Viewing is highly recommended.

Accommodation in brief comprises:

COMMUNAL ENTRANCE

Communal front door with security entry phone system to communal hall.

FRONT DOOR

With spyhole to -

ENTRANCE HALL

Cloaks cupboard with cupboard over, further storage cupboard with shelving and cupboard over.

LOUNGE/DINING ROOM - 6.65m x 3.15m (21' 10" x 10' 4")

Double aspect, facing South and East. Feature flooring, double glazed window and double glazed bay window, coved and flat ceiling, T.V point, slim line storage heater, opening to -

KITCHEN - 2.54m x 1.52m (8' 4" x 5')

South facing and comprising inset single drainer stainless steel sink unit with cupboards under, work top surface adjacent with cupboards under and eye level cupboards over, space and plumbing for washing machine, fitted oven with four ring hob and stainless steel extractor over, part tiled walls and tiled floor, cupboard housing the hot water tank and cupboard over.

BEDROOM ONE - 3.66m x 2.87m (12' x 9' 5")

Slimline storage heater, double glazed window, coved and flat ceiling with central light/fan, built in double wardrobe with hanging rail and shelving and cupboard over.

BATHROOM

Modern fitted bathroom with white suite comprising bath with twin handgrips with fitted Mira electric shower and shower screen, pedestal wash hand basin, heated towel rail, extractor, part tiled walls and tiled floor, flat ceiling.

SEPARATE W.C

Low level suite, part tiled walls, tiled floor, flat ceiling.

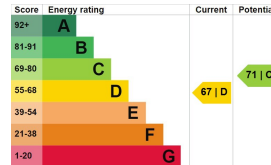
OUTSIDE

COMMUNAL GARDENS

Attractive communal gardens surrounding the property.

GARAGE

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.