

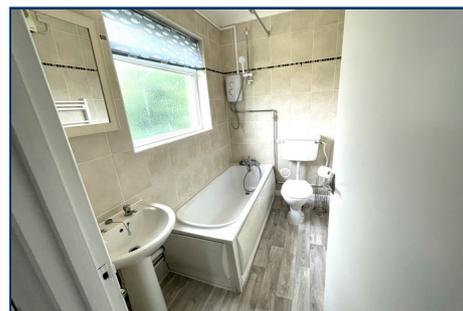


IAN WATKINS
Estate Agents

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Campbell Court, Goring Street, Goring By Sea, Worthing, West Sussex, BN12 5AB

ONE BEDROOM GROUND FLOOR FLAT WITH ALLOCATED PARKING IN GORING

- Ground floor flat
- One double bedroom
- Spacious lounge/diner
- Modern kitchen & bathroom
- Double glazing
- Close to mainline station & amenities
- Private front door
- Viewing Recommended

£175,000 LEASEHOLD

Helping you find your home

Ian Watkins Estate Agents are delighted to present this well-located one-bedroom ground-floor flat in Goring-by-Sea, Worthing, ideally positioned close to the mainline station and a range of local amenities. The property benefits from its own private front door and offers a 14' lounge/dining room, a generously sized double bedroom, a modern fitted kitchen and a contemporary bathroom.

Outside, residents enjoy attractive communal gardens along with allocated parking. Further features include double glazing throughout. Early viewing is highly recommended.

Accommodation in brief comprises:

ENTRANCE

Private double glazed front door opening to:

ENTRANCE HALL

Door to:

LOUNGE/DINING ROOM - 4.27m x 4.27m (14' x 14')

Night storage heating, double glazed west facing window, telephone & TV point, door to:

INNER HALLWAY

Two double storage cupboards, doors to:

BEDROOM ONE - 4.29m x 3.2m (14' 1" x 10' 6")

Extending to 14'. Double glazed window, night storage heater.

KITCHEN - 3.3m x 1.52m (10' 10" x 5')

Fitted base and eye level cupboards, space and plumbing for washing machine, electric cooker point, space for cooker, space for tall fridge/freezer, double glazed window.

BATHROOM

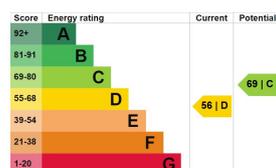
Modern white suite, double glazed frosted double glazed window.

OUTSIDE

COMMUNAL GARDENS

Laid mainly to lawn with borders.

ALLOCATED PARKING



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.