

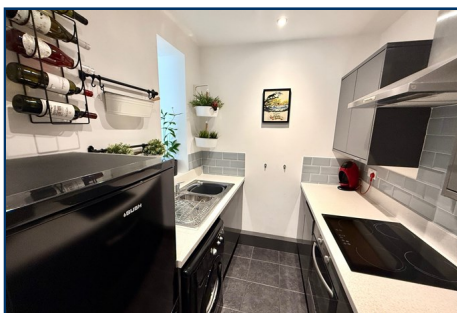


IAN WATKINS
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Franklin Road, Worthing, West Sussex, BN13 2PG

A 2 BED MAISONETTE WITH SECLUDED WEST FACING GARDEN IN POPULAR LOCATION

- Private Front Entrance
- Two Bedrooms
- West Facing Lounge
- Modern Bathroom/WC
- Double Glazed
- Gas Heating
- Private Secluded West Rear Garden
- Off Road Parking Space

GUIDE PRICE £225,000 LEASEHOLD

Helping you find your home

Ian Watkins Estate Agents are delighted to present this charming two-bedroom split-level maisonette, arranged over the ground and first floor, and ideally positioned in the ever-popular area of Salvington. Conveniently located close to local shops, reputable schools, and the library, this property offers both comfort and convenience.

The accommodation benefits from its own private entrance, a bright west-facing lounge that enjoys afternoon and evening sun, and a modern fitted kitchen and contemporary bathroom. There is one good sized bedroom downstairs and a well-proportioned bedroom upstairs.

Outside, the property boasts a secluded west-facing rear garden, perfect for relaxing or entertaining, along with an off-road parking space to the front. Additional features include double glazing and gas heating throughout.

An internal viewing is highly recommended to fully appreciate the space, light, and charm this lovely home offers.

Accommodation in brief comprises:

**PRIVATE DOUBLE GLAZED FRONT DOOR TO -
ENTRANCE HALL**

With flat ceiling, radiator, wooden laminate flooring.

WEST FACING LOUNGE - 3.23m x 3.05m (10' 7" x 10')

Double aspect with double glazed window and double glazed doors giving access to the feature West facing secluded rear garden, radiator, flat ceiling, wooden laminated flooring.

BEDROOM TWO - 2.9m x 2.29m (9' 6" x 7' 6")

Double glazed window overlooking the rear garden, radiator, fitted cupboard housing gas fired boiler which supplies domestic hot water and central heating, flat ceiling, wooden laminate flooring.

MODERN KITCHEN - 2.16m x 1.93m (7' 1" x 6' 4")

Excellent range of modern fitted units comprising inset 1 1/2 bowl sink unit with mixer tap and cupboards under, plus space and plumbing for washing machine, space for tall fridge/freezer, further roll top work surface with cupboards under, fitted Bush oven with 4-ring hob and stainless steel extractor over and wall mounted cupboards, attractive part tiled walls, tiled floor, flat ceiling with spotlights.

MODERN FITTED BATHROOM

Comprising bath with modern fitted Mira shower unit, wash hand basin with vanity cupboard under, low level WC, tiled floor, heated towel rail, part tiled walls, flat ceiling with spotlights.



**FROM THE ENTRANCE HALL, STAIRS LEADING TO -
FIRST FLOOR LANDING**

DOUBLE ASPECT BEDROOM ONE - 4.11m x 3.25m (13' 6" x 10' 8")

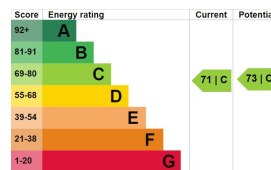
Irregular shaped, maximum measurements. Two double glazed windows radiator, flat ceiling.

OUTSIDE

WEST FACING REAR GARDEN

The rear garden is a particular feature of the property, being West Facing and offering a high degree of seclusion to the rear, mainly laid to shaped lawn, paved patio area, garden shed, gravel area, garden gate giving access to the front of the property, lovely studio room/cabin which measures 10'8" x 9'2", with power and light, ideal for craft room, office or mancave.

**OFF ROAD PARKING SPACE AT THE FRONT ON THE LEFT
NEAR THE WALL.**



VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS

OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed

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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.