

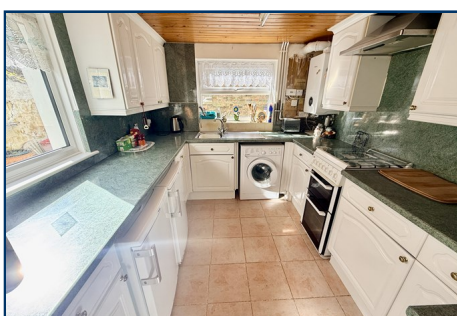


**IAN WATKINS**  
Estate Agents

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[www.ianwatkins.co.uk](http://www.ianwatkins.co.uk)

4 Selden Parade, Salvington Road, BN13 2HL



London Street, Worthing, West Sussex, BN11 4EL

**AN 2 BED ATTRACTIVE COTTAGE STYLE TERRACE HOUSE WITH NO ONGOING CHAIN**

- 27'8" Lounge/Dining Room
- Double Aspect Kitchen
- Two Double Bedrooms
- Double Glazed
- Gas Heating
- Spacious Bath/Shower Room
- West Facing Rear Garden
- No Ongoing Chain

**£289,995 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this two double bedroom terraced cottage in Worthing, close to the Town Centre, with its comprehensive shops and restaurants, also close to railway station and bus services. The accommodation features spacious lounge/dining room, double aspect kitchen, spacious bath/shower room. Outside is a West facing rear garden. Further features include double glazing, gas heating and no ongoing chain. Viewing recommended.

Accommodation in brief comprises:

**DOUBLE GLAZED FRONT DOOR TO -**

**LOUNGE/DINING ROOM - 8.43m x 4.52m (27' 8" x 14' 10")**

In the lounge area is a feature brick fireplace with wooden mantel, double glazed window, radiator, coved and textured ceiling, central light and fan, beam effect ceiling. In the dining area is a radiator, double glazed window, coved and textured ceiling, light/fan, door to -

**DOUBLE ASPECT KITCHEN - 4.01m x 2.49m (13' 2" x 8' 2")**

Excellent range of white fronted units comprising inset single drainer stainless steel sink unit with mixer tap with cupboard under, space and plumbing for washing machine, roll top work surface either side with cupboards and drawers under, space for fridge and freezer, gas cooker point and space for cooker, wall mounted Worcester gas fired boiler which supplies domestic hot water and central heating, tiled walls, tiled floor, double glazed window and double glazed door giving access to the rear garden.



**STAIRS FROM THE LOUNGE RISING TO -**

**SPACIOUS BATH/SHOWER ROOM**

White suite comprising bath with mixer tap, pedestal wash hand basin with tiled splashback, radiator, frosted double glazed window, corner step in shower cubicle with shower unit, medicine

cabinet, mirror with integrated shelves. Door to -

**INNER LANDING**

With radiator, doors to both bedrooms.

**BEDROOM ONE - 4.6m x 4.47m (15' 1" x 14' 8")**

Measurement includes fitted wardrobes. Double glazed window, coved and textured ceiling.

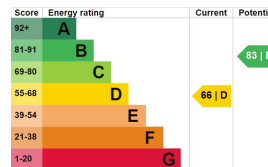
**BEDROOM TWO - 3.51m x 3.48m (11' 6" x 11' 5")**

Measurements include a range of fitted wardrobes. Double glazed window, coved and textured ceiling.

**OUTSIDE**

**WEST FACING REAR GARDEN**

The rear courtyard garden is West facing, offering a good degree of seclusion, paved to raise brick borders, gate giving rear access, outside water tap.



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.