

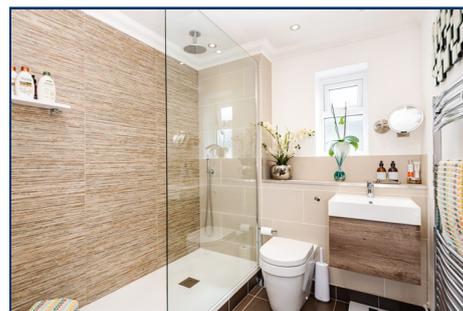
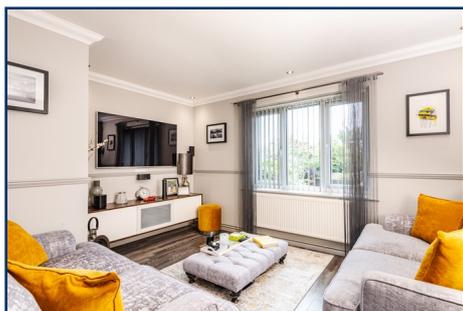


IAN WATKINS
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Franklin Road, Worthing, West Sussex, BN13 2UA

STUNNING TWO BEDROOM FIRST FLOOR FLAT IN SALVINGTON WITH PARKING

- Own Private Entrance
- Two Bedrooms
- Superb Modern Fitted Kitchen
- Luxury Modern Fitted Shower Room
- Immaculate Throughout
- Double Glazing & GFCH
- Allocated Parking Space
- New 173 Year Lease

£235,000 LEASEHOLD

Helping you find your home

***** VACANT POSSESSION ***** Ian Watkins Estate
Agents are delighted to present this superb two-bedroom first floor flat, located in the highly sought-after area of Salvington. This beautifully maintained home benefits from its own private entrance and boasts a spacious, tastefully presented living room—perfect for entertaining or relaxing in comfort. The property also features a contemporary, well-equipped kitchen and a luxurious modern shower room. Additional highlights include gas-fired central heating- new boiler installed in February 2025, fuse board replaced in 2021 and double glazing throughout. Further features include the convenience of both an allocated parking space and communal visitor bays. With its stylish interiors, desirable location, and move-in-ready condition, early viewing is highly recommended to fully appreciate what this exceptional flat has to offer.

Accommodation in brief comprises:

PRIVATE FRONT DOOR TO -

ENTRANCE

Radiator, feature port hole style window, stairs leading to

HALLWAY

Feature Karndean flooring, cloaks cupboard with shelving and hanging rail, hatch to boarded roof space with pull-down ladder where the Baxi combination boiler - installed in February 2025 is situated.

LIVING ROOM - 4.06m x 3.96m (13' 4" x 13')

A beautifully presented room with a south-facing double glazed window that floods the room with natural light, radiator, feature Karndean flooring that adds a touch of contemporary style and a coved and flat ceiling with downlights creating a warm and ambient atmosphere.

KITCHEN - 3.4m x 3m (11' 2" x 9' 10")

A true centrepiece of the home, this beautifully designed kitchen combines sleek functionality with luxurious finishes. It features elegant granite worktops with an inset stainless steel sink and

contemporary mixer tap, all set above glossy practical under-counter storage. Integrated appliances include a high-spec Neff dishwasher and Neff fridge, seamlessly built in for a streamlined look. There is also space for a washer/dryer. A further stretch of granite countertop houses a five-ring Neff gas hob, complemented by stylish glossy drawers beneath and a striking Neff extractor hood above. A mirrored splashback adds depth and a touch of sophistication. Adjacent sits a Neff oven with warming drawer and a built-in microwave with cabinetry above and below and framed by twin larder-style cupboards with full-height pull-out storage.

Adjacent is a tall integrated fridge/freezer, additional granite worktops and wall-mounted units offer even more counter space and storage.

The space is finished with Karndean flooring, coved and flat ceilings with recessed downlights, and double-glazed windows with elegant plantation shutters—delivering both style and practicality.

BEDROOM ONE - 3.48m x 3.07m (11' 5" x 10' 1")

This generously sized bedroom is beautifully equipped with an excellent range of high-quality fitted furniture. It features a full-width mirrored wardrobe with built-in hanging rails and shelving—perfect for maximising space and keeping things organised. Two stylish bedside cabinets and a fitted chest of drawers provide additional practical storage without compromising on style.

Natural light filters through the double-glazed window, and the radiator ensures comfort all year round. The coved and flat ceiling, finished with recessed downlights, adds a subtle layer of sophistication and ambient lighting to this inviting room.

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.



Bedroom One

BEDROOM TWO - 3.15m x 2.21m (10' 4" x 7' 3")

Currently arranged as a dining room, this stylish room features Karndean flooring, radiator, double glazed window fitted with classic plantation shutters, and flat ceiling with pendant lighting completes the sophisticated look.



Bedroom Two

SHOWER ROOM

This beautiful luxury shower room boasts a full width walk in enclosure with an overhead rain fall shower and a striking feature tiled wall. A sleek low level W.C and a modern wash hand basin with storage cupboard beneath are complemented by a chic vanity shelf. The space is finished with a towel rail, an attractive tiled floor and part-tiled walls, coved and flat ceiling with downlights and a frosted double glazed window for a clean, sophisticated look.

OUTSIDE

Outside water tap, RCD double socket.

PARKING

One allocated parking space and communal visitor bays.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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