



27 Strand Parade, The Boulevard, Worthing, West Sussex, BN12 6FQ

A SUPERBLY CONVERTED ONE BEDROOM 3RD FLOOR FLAT WITH LONG LEASE

- One Bedroom
- Open plan Lounge/kitchen/dining area
- Modern kitchen - integrated appliances
- Close to local shops
- Lift
- Allocated parking space
- 123 year lease
- Close to railway station & bus services

OFFERS OVER £180,000 LEASEHOLD

Ian Watkins Estate Agents are pleased to offer for sale this modern one bedroom third floor flat, refurbished by Stonegate Homes in popular Goring. This well presented home boasts close proximity to shops, Worthing Leisure & Field Place Fitness Centres and Durrington mainline station. The accommodation features 19'8 modern fitted kitchen/lounge/dining area, 12'6 bedroom, and modern bathroom/wc. Other features include an allocated parking space, lift, 123 year lease and viewing is highly recommended.

Accommodation in brief comprises:

ENTRANCE HALL

Karndean flooring, access to all rooms, entry phone.

LOUNGE/KITCHEN/DINING AREA - 5.99m x 3.3m (19' 8" x 10' 10")

Karndean flooring, fitted kitchen with wall base units, built in appliances: fridge, freezer, washer/dryer, dishwasher, oven, electric hob, extractor fan, stainless steel sink with drainer, UPVC double glazed window, electric radiator.



lounge

BEDROOM - 3.81m x 2.79m (12' 6" x 9' 2")

Karndean flooring, electric radiator, UPVC double glazed window.

BATHROOM/WC

W/C, wash hand basin, part tiled walls, bath with overhead shower, heated towel rail.

ALLOCATED PARKING SPACE

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.