

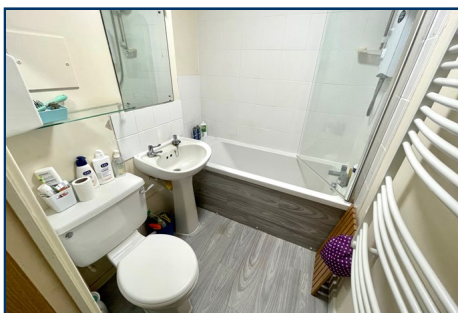


IAN WATKINS
Estate Agents

01903 26 26 76

www.ianwatkins.co.uk

4 Selden Parade, Salvington Road, BN13 2HL



Bakers Court, Salvington Road, Worthing, West Sussex, BN13 2JY

LARGER THAN AVERAGE 2 BED SECOND FLOOR RETIREMENT FLAT WITH LONG LEASE

- 21'7" Lounge/Dining room
- Larger Corner property
- Modern Fitted Kitchen
- Bathroom/WC
- Emergency Pull Cord System
- Non Allocated Parking
- Double Glazing
- No Onward Chain

OFFERS OVER £126,000 LEASEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this larger than average second floor two bedroom retirement flat with a lift, in the popular area of Salvington, close to buses and amenities. The accommodation features 21'7" lounge/dining room, modern fitted kitchen, modern bathroom/WC. Further benefits include South/West attractive communal gardens, non allocated parking and visitor parking. Other features include double glazing and extended lease and no ongoing chain.

Accommodation in brief comprises:

ENTRANCE

Communal front door with security entry phone system opening to -

COMMUNAL ENTRANCE HALL

Stairs and lift to all floors, personal front door on the second floor with spy hole opening to -

ENTRANCE HALL

Spacious entrance hall, slim line dimplex storage heater, emergency pull cord, wall mounted telephone entry security phone, hatch to loft space.

LOUNGE/DINING ROOM - 6.58m x 4.57m (21' 7" x 15')

Double aspect with double glazed windows, slim line dimplex heater, telephone point, TV point, textured ceiling, large built in storage cupboard with hot and cold water tanks, open to -

KITCHEN - 3.12m x 1.83m (10' 3" x 6')

Double glazed window, inset single drainer stainless steel sink unit, with cupboards under, space and plumbing for washing machine, roll top work surface with cupboards and drawers under, eye level cupboards over, electric cooker point and space for cooker, space for tall fridge/ freezer, part tiled walls, textured ceiling, emergency pull cord.

BEDROOM ONE - 3.12m x 2.97m (10' 3" x 9' 9")

extending in one corner, measurements include built in double wardrobe, slim line dimplex electric heater, double glazed window, textured ceiling, telephone point, emergency pull cord.

BEDROOM TWO - 3.78m x 2.01m (12' 5" x 6' 7")

Built in double wardrobe with hanging rail and shelf, double glazed window, textured ceiling, emergency pull cord.

BATHROOM/WC

Modern fitted bathroom comprising bath with shower unit, hand rail, part tiled walls, pedestal hand wash basing. low level WC,

shaver point, extractor, emergency pull cord, textured ceiling, ladder electric heater.

COMMUNAL GARDENS

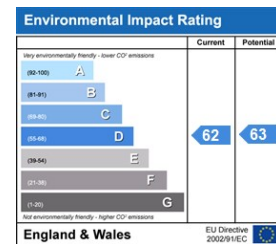
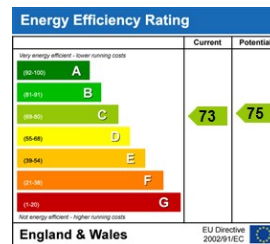
Surrounding the property, laid mainly to lawn with a South/West aspect, outside drying area.

PARKING

Ample non allocated residents and visitors parking.

COMMUNAL FACILITIES

These include a South facing communal lounge with kitchen, visitors over night guest suite and communal laundry 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.