

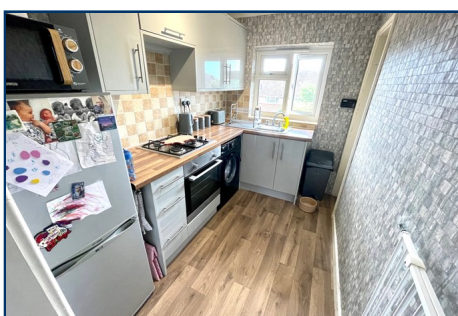
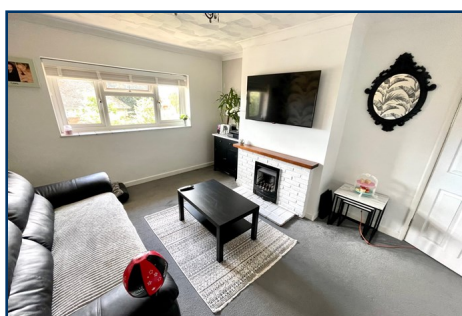


IAN WATKINS
Estate Agents

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Bramble Lane, Worthing, West Sussex, BN13 3JB

A 2 BED FIRST FLOOR FLAT WITH OFF ROAD PARKING AND PRIVATE REAR GARDEN

- Private entrance
- Two bedrooms
- South facing lounge
- Newly fitted kitchen
- Double glazed
- Gas heating (new boiler Aug 2021)
- Off road parking space
- Private South rear garden

OFFERS OVER £237,500 LEASEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this well presented two bedroom first floor flat located in favoured Durrington area. The accommodation features private entrance, South facing lounge, modern newly fitted kitchen, modern bathroom/WC. Outside there is off road parking at the front and a South facing rear garden. Other features include double glazing and gas heating. Viewing highly recommended.

Accommodation in brief comprises:

ENTRANCE

Double glazed door to -

ENTRANCE HALL

Double glazed window at the side, two walk-in cupboards with additional storage over, single radiator, stairs leading to -

FIRST FLOOR LANDING

Double glazed window, airing cupboard, additional storage cupboard, access to loft.

SOUTH FACING LOUNGE - 4.7m x 3.4m (15' 5" x 11' 2")

Double glazed window, coal effect gas fire with brick built surround and hearth with wooden mantel over, coved and textured ceiling.

MODERN NEWLY FITTED KITCHEN - 2.79m x 1.88m (9' 2" x 6' 2")

Comprising inset single drainer sink unit with mixer tap with cupboards over, worktop surface adjacent with space and plumbing for washing machine, fitted oven with 4-ring gas hob, eye level cupboards over, drawer units, space for tall fridge/freezer, part tiled walls, spacious recessed storage cupboard which houses the wall mounted gas fired boiler (installed in August 2021) which supplies domestic hot water and central heating, space for tumble dryer, double glazed window South facing which overlooks the rear garden.

BEDROOM ONE - 4.57m x 3.15m (15' x 10' 4")

Double glazed window, radiator, coved and textured ceiling.



BEDROOM TWO - 2.64m x 2.39m (8' 8" x 7' 10")

Double glazed window, radiator.

MODERN BATHROOM

Refitted comprising feature curved bath with wall mounted shower unit over, wash hand basin with cupboard below and matching wall mounted cupboard above, low level WC, part tiled walls, frosted double glazed window.

OUTSIDE

FRONT PROVIDING OFF ROAD PARKING SPACE

SOUTH FACING REAR GARDEN

Private rear garden which is laid to lawn with paved patio, two brick built storage sheds.

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.