

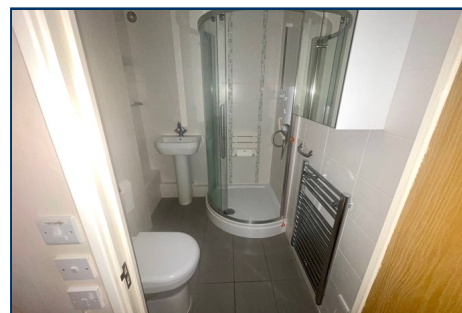
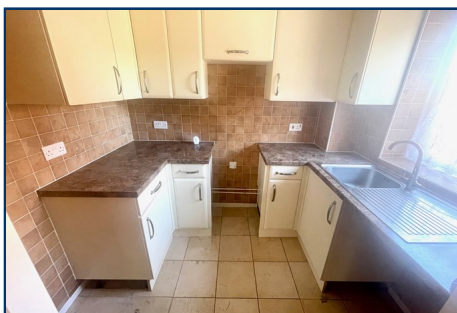
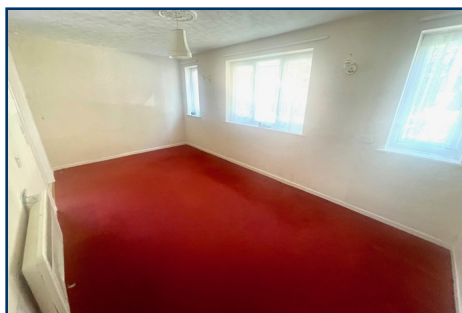


IAN WATKINS
Estate Agents

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TWO BEDROOM GROUND FLOOR RETIREMENT FLAT IN GOOD DECORATIVE ORDER

- Two Bedrooms
- 17'8 Lounge
- Modern Fitted Kitchen
- Shower Room/W.C
- Emergency Pull Cord System
- Non Allocated Parking
- Double Glazing
- No Onward Chain

£114,950 LEASEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this two bedroom ground floor retirement flat in Salvington, close to bus services and amenities. The accommodation features 17'8 lounge, modern fitted kitchen, shower room with emergency pull cord. Further benefits include attractive communal gardens, non allocated parking and visitor parking. Other features include double glazing and no onward 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 ground floor with spy hole opening to -

ENTRANCE HALL

Slimline Dimplex storage heater, security entry phone system, emergency pull cord, airing cupboard with wall mounted water heater supplying domestic hot water.

LOUNGE - 5.38m x 2.97m (17' 8" x 9' 9")

Slimline storage heater, double glazed window, textured ceiling, emergency pull cord, T.V point, opening to -

KITCHEN - 2.39m x 1.73m (7' 10" x 5' 8")

Modern range of units comprising inset single drainer sink unit with mixer tap with space under for washing machine, roll top work surface with cupboards and drawers under and eye level cupboards over, electrical point and space for cooker, space for tall fridge / freezer, tiled walls, double glazed window, textured ceiling.

BEDROOM ONE - 4.42m x 2.59m (14' 6" x 8' 6")

Fitted double wardrobe with shelving, slimline Dimplex storage heater, double glazed window, emergency pull cord.

BEDROOM TWO - 2.97m x 1.98m (9' 9" x 6' 6")

Double glazed window, Dimplex storage heater, fitted double wardrobe with shelving, textured ceiling.

SHOWER ROOM

Shower cubicle, pedestal wash hand basin, low level W.C, heated towel rail, tiled walls, tiled floor, emergency pull cord.

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.