

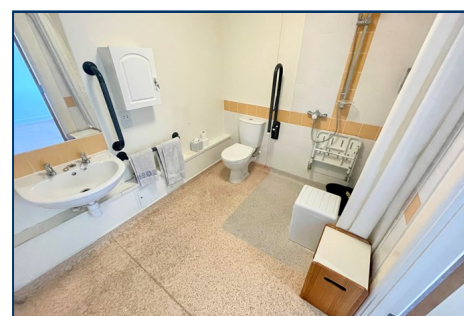
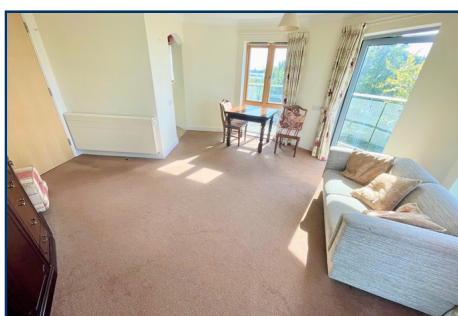
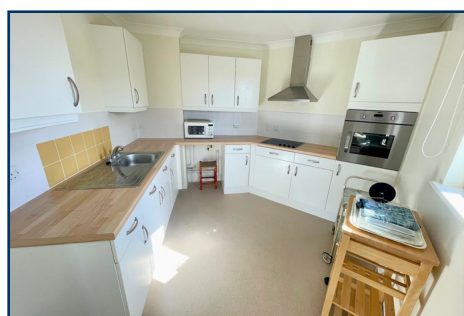


IAN WATKINS
Estate Agents

01903 26 26 76

www.ianwatkins.co.uk

4 Selden Parade, Salvington Road, BN13 2HL



Highdown Court, 2 Durrington Lane, Worthing, West Sussex, BN13 2GZ

A TWO BEDROOM RETIREMENT FLAT WITH LARGE FEATURE BALCONY

- Two Double Bedrooms
- 16' Lounge
- Ensuite Wet Room
- 24 Hour Care Team
- Electric heating
- Laundry Room & Guest Suite
- Lift Access to all Floors
- Feature Balcony

£100,000 LEASEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this 2 bedroom third floor retirement apartment in Durrington close to local shopping facilities at Manor parade and Salvington Road. The property is close to Durrington railway station and bus routes to Worthing Town Centre. Facilities on offer are a 24hr care team, electrical wheel chair charging room, laundry room and a guest suite. Other facilities include a restaurant, hairdresser and communal lounge and gardens.

Accommodation in brief comprises:

ENTRANCE

Communal front door with communal entry system to

COMMUNAL ENTRANCE

Stairs and lift to all floors.

ENTRANCE HALL

Personal front door with spy-hole to spacious entrance hall, built in double wardrobe with hanging rail and shelf, further built in linen cupboard with slatted shelving, electric heater, coved and flat ceiling.

LOUNGE - 4.88m x 4.01m (16' x 13' 2")

Feature South/West facing irregular shaped room, double glazed windows, electric heater, emergency pull cord system, T.V point, coved and flat ceiling, archway to kitchen, double glazed doors giving access to a semi circular balcony providing views on one side to the Downs.

KITCHEN - 3.3m x 3.02m (10' 10" x 9' 11")

Excellent range of fitted units comprising inset stainless steel single drainer sink unit with mixer tap with cupboards and drawers under, roll top work surface either side with cupboards and drawers under and eye level cupboards over, further roll top work surface with cupboards and drawers under and eye level cupboards over, fitted Zanussi oven, four ring hob with stainless steel extractor over, space and plumbing for washing machine, part tiled walls, coved and flat ceiling, double glazed window.

BEDROOM ONE - 4.06m x 3.1m (13' 4" x 10' 2")

Double glazed window, electric heater, coved and textured ceiling, door to -

ENSUITE WET ROOM

This room is also accessed from the hallway.

Shower unit, low level W.C, wash hand basin with fitted mirror, medicine cupboard, coved and flat ceiling.

BEDROOM TWO - 4.62m x 2.13m (15' 2" x 7')

Widening in one corner, wall mounted electric heater, double glazed window, coved and flat ceiling, double glazed door giving access to the feature balcony.



OUTSIDE

NON ALLOCATED RESIDENCE PARKING

COMMUNAL GARDENS

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.