



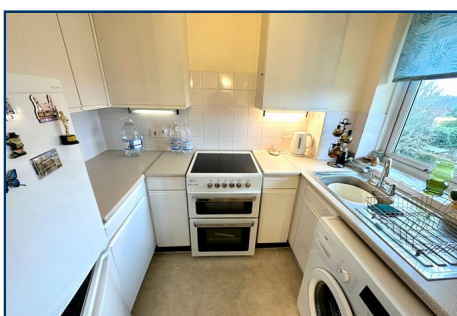
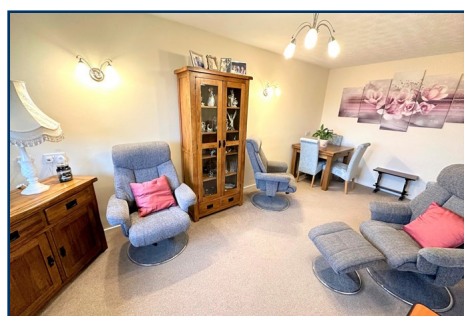
IAN WATKINS

Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Bakers Court , Worthing, West Sussex, BN13 2JY

ONE BEDROOM SECOND FLOOR RETIREMENT FLAT IN GOOD ORDER

- One Bedroom Retirement Flat
- 18' Lounge
- Shower Room
- Laundry & Guest Suite
- Emergency Pull Cord System
- South/Westerly Communal Gardens
- Double Glazing
- No Onward Chain

£98,000 LEASEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this one bedroom, second floor retirement flat in the popular area of Salvington, close to local shops, library and bus services. The accommodation features 18' lounge, kitchen and shower room. Also, there is a laundry and guest suite, communal lounge and kitchen. Outside there are superb South/West facing communal gardens and parking. Other features include double glazing, emergency pull cord system and no onward chain.

Accommodation in brief comprises:

ENTRANCE

Communal front door with security entry phone system, opening to -

COMMUNAL ENTRANCE HALL

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

ENTRANCE HALL

Electric wall mounted heater, security entry phone, emergency pull cord, built in cupboard housing the water heater and shelving, further storage cupboard with shelving, hatch to roof space.

LOUNGE - 5.49m x 2.84m (18' x 9' 4")

Double glazed window overlooking the feature communal gardens and views over Worthing towards the Downs, wall mounted electric heater, T.V point.

KITCHEN - 2.44m x 1.75m (8' x 5' 9")

Comprising inset single drainer stainless steel sink unit with mixer taps, space and plumbing for washing machine, electric cooker point and space for cooker, space for tall fridge/freezer, roll top work surface with cupboards and drawers under and eye level cupboards over, part tiled walls, double glazed window overlooking the communal gardens, emergency pull cord.

BEDROOM ONE - 3.66m x 2.64m (12' x 8' 8")

Double glazed window overlooking the superb communal rear gardens, electric dimplex storage heater, built in double wardrobe with hanging rail and shelf, emergency pull cord.

SHOWER ROOM

Modern fitted shower with corner shower cubicle and Mira shower unit, hanging rails and seat, wash hand basin with cupboards under, low level W.C, wall mounted mirrored vanity unit, extractor, emergency pull cord, tiled walls, heated towel rail.

OUTSIDE

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 communal lounge, 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.