

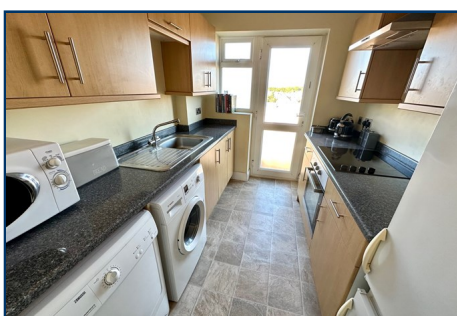


**IAN WATKINS**  
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



44 Goring Road, West Worthing, West Sussex, BN12 4AD

**A SPACIOUS 3 BED APARTMENT WITH SEA AND DOWNLANDS VIEWS AND PARKING**

- Three bedrooms
- 16'5 South lounge with seaviews
- Modern kitchen
- Gas central heating
- Double glazed
- 97 year lease
- Downlands views
- Allocated parking

**£269,950 LEASEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this spacious three bedroom apartment in the favoured West Worthing area with superb Sea and Downland views, close to West Worthing shops, bus services and West Worthing railway station closeby. The accommodation features South facing lounge/dining room, modern kitchen, bathroom/WC. Outside is an allocated parking space located to rear of the property. Further features include gas central heating and double glazing. Viewing highly recommended.

Accommodation in brief comprises:

#### **DOOR TO -**

#### **COMMUNAL ENTRANCE HALL**

With stairs rising to the third floor, front door opening to -

#### **ENTRANCE HALL**

Wall mounted vertical radiator, cupboard housing boiler with shelves, electric cupboard, overhead cupboard.

#### **SOUTH FACING LOUNGE/DINING ROOM - 4.88m x 3.73m (16' x 12' 3")**

Double glazed South facing window with Sea views, further West facing double glazed window, fireplace with tiled surround, two radiators.

#### **KITCHEN - 2.57m x 2.16m (8' 5" x 7' 1")**

Comprising a range of work surfaces with cupboards and drawers under, inset stainless steel sink with mixer tap, fitted electric hob with oven under and extractor hood over, range of wall cupboards, space for washing machine, tumble dryer and fridge/freezer, double glazed window and double glazed door with delightful Downland views and opening to the rear fire escape.

#### **BEDROOM ONE - 3.86m x 2.9m (12' 8" x 9' 6")**

Double glazed South facing window with Sea views, further double glazed window to the side, radiator.

#### **BEDROOM TWO - 3.56m x 2.84m (11' 8" x 9' 4")**

Double glazed window with Downlands views, radiator.

#### **BEDROOM THREE - 3.71m x 2.44m (12' 2" x 8')**

Double glazed window, radiator.

#### **BATHROOM/WC - 2.54m x 2.06m (8' 4" x 6' 9")**

Comprising bath with independant shower unit, pedestal wash hand basin, low level WC, double glazed obscure glass window, tiled walls, chrome towel radiator.

## **OUTSIDE**

### **ALLOCATED PARKING AT THE REAR OF THE PROPERTY**



**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.