

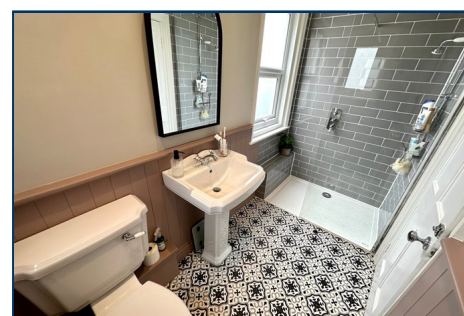
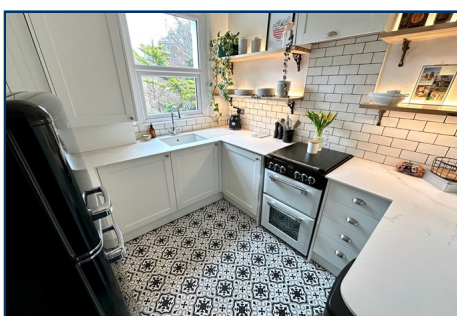
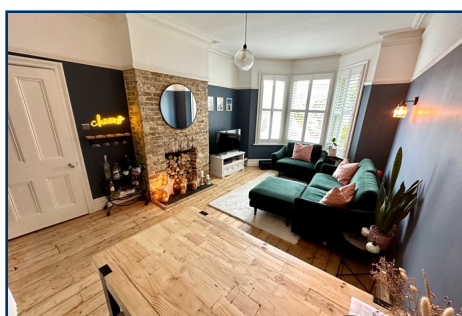


**IAN WATKINS**  
Estate Agents

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64 Richmond Road, Worthing, West Sussex, BN11 4AF

## **A STUNNING FIRST FLOOR ONE BEDROOM CONVERTED FLAT**

- Bedroom with fitted wardrobe
- 17'9" Living room with brick fireplace
- Modern Shower room
- Modern kitchen
- Original features
- Off road parking
- Ideal FTB or investor
- Full Rewire Heating and Boiler in 2022

**OIRO £219,950 LEASEHOLD**

Helping you find your home



Ian Watkins Estate Agents are pleased to offer for sale this stunning first floor one bedroom flat in the centre of Worthing, close to the railway station, buses and the comprehensive shops, cafes restaurants in Worthing. The accommodation features spacious living room with brick fireplace, modern fitted kitchen and shower room. Outside there are communal gardens to the rear and off road parking to the front of the property. Further features include, original period features, and the property has benefited from a brand new heating system, boiler and full rewire in 2022. Viewing highly recommended to appreciate this property.

Accommodation in brief comprises:

### **COMMUNAL FRONT DOOR TO -**

### **COMMUNAL ENTRANCE**

Feature coricing and original mouldings leading to the first floor landing, front door leading to -

### **ENTRANCE HALL**

With feature wood flooring, radiator, storage cupboard (which can be used as a handy computer area) with shelf and cupboards over, feature split level.

### **LIVING ROOM - 5.41m x 3.66m (17' 9" x 12')**

Bay sash windows with solid wood shutters, with feature wood flooring, brick chimney breast with slate hearth, two radiators, high flat ceiling with feature coving and central ceiling rose.

### **MODERN FITTED KITCHEN - 2.49m x 2.46m (8' 2" x 8' 1")**

Double glazed window, worktop surfaces with inset sink unit with a side drainer and cupboards under, further worktop surface adjacent with cupboards and drawers under, eye level cupboards over, cupboard housing gas fired boiler which supplies domestic hot water and central heating, small breakfast bar, further shelving, part tiled walls, high flat ceiling, space for tall fridge/freezer, space for cooker.

### **SHOWER ROOM**

With feature corner shower cubicle with overhead shower, attractive tiled walls, pedestal wash hand basin, low level WC, part wood panelled walls, coved and flat ceiling with spotlights, hatch to roof space, this room is double aspect with frosted double glazed windows.

### **BEDROOM - 4.7m x 2.57m (15' 5" x 8' 5")**

Sash windows with solid wood shutters, radiator, flat ceiling, fitted wardrobe with hanging rail and shelving with cupboards over, part wooden panelled walls.



### **OUTSIDE**

### **COMMUNAL GARDENS TO THE REAR**

With garden shed.



### **TO THE FRONT OF THE PROPERTY IS OFF ROAD PARKING**

**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.