



**IAN WATKINS**  
Estate Agents

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**SPACIOUS 2 BEDROOM FLAT WITHIN SHORT WALKING DISTANCE TO TOWN CENTRE**

- 2 Double Beds with Fitted Wardrobes
- 18'7 Lounge/Dining Room
- Modern Fitted Kitchen
- Bathroom & En suite
- Double Glazed & Gas Heating
- Attractive Communal Gardens
- Underground Parking Space
- Central Location

**£329,950 LEASEHOLD**

Helping you find your home

\*\*\*\* CHAIN FREE \*\*\*\* Ian Watkins Estate Agents are pleased to offer for sale this spacious and stunning two bedroom ground floor apartment in the sought after Poets area of Worthing. The accommodation features a communal entrance with security entry phone, 18'7 lounge/dining room, modern fitted kitchen with integrated appliances, bedroom one with en suite shower room, 12'11 bedroom two and separate bathroom/W.C. Outside there are attractive communal gardens and an underground car parking space. Other features include double glazing & gas heating. Viewing is highly recommended.

Accommodation in brief comprises:

#### **ENTRANCE**

Communal door with security entryphone to -

#### **COMMUNAL ENTRANCE**

Front door with spyhole leading to -

#### **SPACIOUS ENTRANCE HALL**

Built-in storage cupboard with shelving, further built-in storage cupboard with shelving, flat ceiling with spotlights.

#### **LOUNGE/DINING ROOM - 5.66m x 4.37m (18' 7" x 14' 4")**

This room is double aspect with double glazed window and double glazed patio doors leading to terrace garden, radiator, power points, flat ceiling, sliding doors leading to -

#### **MODERN FITTED KITCHEN - 4.95m x 3.05m (16' 3" x 10')**

Excellent range of fitted modern units comprising inset 1 1/2 bowl stainless steel sink unit with mixer tap and cupboards under, roll top work surface either side with integrated Neff dishwasher, integrated washing machine, eye level cupboard housing gas fired boiler which supplies domestic hot water and central heating, further roll top work surface with fitted 4-ring gas hob with stainless steel back and Neff extractor, range of wall mounted units, base level drawer and cupboard units, Fitted Neff oven with cupboards under, integrated fridge/freezer, flat ceiling with spotlights, tiled floor, double glazed window, door which leads to the entrance hall.

#### **BEDROOM ONE - 4.47m x 3.05m (14' 8" x 10')**

Double glazed window, excellent range of fitted wardrobes with hanging rail and shelving, radiator, flat ceiling, door to -

#### **EN SUITE SHOWER ROOM**

With step-in shower cubicle with shower unit and tiled walls, wash hand basin, low level WC, mirror vanity unit, shaver point, heated towel rail, flat ceiling with spotlights, part tiled walls.

#### **BEDROOM TWO - 3.94m x 2.97m (12' 11" x 9' 9")**

Measurements include fitted double wardrobe with hanging rail and shelf, radiator, double glazed window, flat ceiling.

#### **BATHROOM/WC**

Comprising modern white bath with fitted shower attachment, shower curtain and rail, WC, wash hand basin, heated towel rail, part tiled walls, shaver point, extractor, flat ceiling with spotlights.

#### **OUTSIDE**

#### **ATTRACTIVE COMMUNAL GARDENS**

#### **UNDERGROUND CAR PARKING SPACE**

**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.