

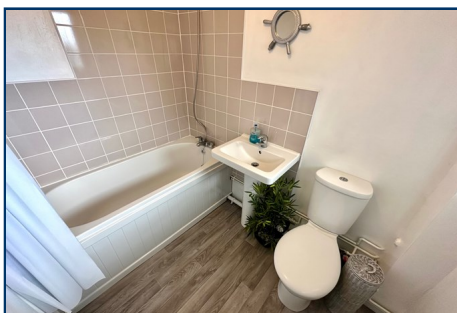


**IAN WATKINS**  
Estate Agents

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## **REFURBISHED AND MODERNISED SECOND FLOOR STUDIO FLAT IN WEST WORTHING**

- Studio Flat with Balcony
- Partitioned Bedroom Area
- Modern Fitted Kitchen
- Modern Bathroom
- L-Shaped Lounge Dining Area
- Double Glazing
- Non Allocated off Road Parking
- Ideal FTB or Investor

**GUIDE PRICE £153,500 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this refurbished and modernised second floor studio flat in West Worthing. The accommodation features a modernised bathroom, a partitioned studio room providing a separate bedroom area and L-shaped lounge / dining area with access to a feature balcony, modern fitted kitchen. Other features include double glazing and gas fired central heating and non allocated off road parking. Ideal first time buyer or investor. Viewing is Recommended.

Accommodation in brief comprises:

### **COMMUNAL ENTRANCE**

Stairs leading to the second floor.

### **ENTRANCE**

Double glazed front door to entrance hall.

### **BATHROOM**

Modern fitted bathroom comprising of white bath with side panel, shower attachment and shower rail, pedestal wash hand basin, low level W.C, heated towel rail, frosted double glazed window, textured ceiling.

### **STUDIO ROOM - 4.75m x 4.52m (15' 7" x 14' 10")**

Room cleverly divided to create a bedroom and L- shaped lounge dining area narrowing to 8'2, space for dining table, over head storage space, radiator, double glazed window, double glazed door providing access to the feature balcony, textured ceiling.

### **BEDROOM AREA - 2.95m x 2.13m (9' 8" x 7')**

Textured ceiling, power and light, doors from bedroom leading to lounge /dining room

### **KITCHEN - 2.24m x 1.85m (7' 4" x 6' 1")**

Door to the modern fitted kitchen comprising inset stainless steel sink unit with mixer tap and cupboards under, space for washing machine, roll top work surfaces with cupboards and drawers under, tall larder style unit, space for cooker and electric cooker point, wall mounted boiler supplying domestic hot water and heating, part tiled walls, double glazed window, textured ceiling.

**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.