

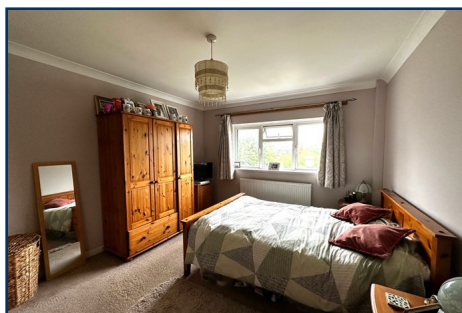


IAN WATKINS
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TWO BED FIRST FLOOR FLAT WITH LARGE PRIVATE GARDEN IN POPULAR TARRING

- First Floor Flat
- Two Bedrooms
- 15' Lounge
- Modern Kitchen
- Double Glazing
- Gas Central Heating
- Large Private Garden
- Viewing Recommended

OFFERS OVER £220,000 LEASEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this two bedroom first floor flat in the popular Tarring area of Worthing. The accommodation features a private entrance, spacious entrance hall with plentiful storage, modern bathroom, modern fitted kitchen and 15' lounge. Outside is the large and private rear garden which is a particular feature. Other features include double glazing and gas central heating. Viewing is recommended.

Accommodation in brief comprises:

ENTRANCE

Double glazed front door to -

ENTRANCE HALL

Spacious entrance hall with large built in storage cupboard, electric heater, tiled floor, double glazed window, coved and flat ceiling, stairs to -

FIRST FLOOR LANDING

Double glazed window, built in storage cupboard with shelving, coved and textured ceiling, hatch to loft space with pull down ladder. Partly boarded loft housing the Worcester boiler, only two years old.

BATHROOM - 1.55m x 2.74m (5' 1" x 9')

Modern white suite comprising P shaped bath with mixer tap and Mira shower over, shower screen, pedestal wash hand basin with fitted mirror over, low level W.C, frosted double glazed window, part tiled walls, tiled floor, radiator.

KITCHEN - 1.83m x 2.97m (6' x 9' 9")

Double glazed window overlooking the rear gardens. Modern fitted kitchen comprising inset single drainer stainless steel sink unit with mixer tap and cupboards under, eye level cupboards over, roll top work surface with space and plumbing for washing machine, adjacent roll top work surface with cupboards under and eye level cupboards over, space for tall fridge/freezer, fitted oven with electric four ring hob, stainless steel extractor over, attractive tiled splash back, tiled floor, radiator.

LOUNGE - 3.56m x 4.57m (11' 8" x 15')

Double glazed window overlooking the front of the property, attractive Oak flooring, wooden mantel over inset space with decorative logs, T.V point, coved and flat ceiling.

BEDROOM ONE - 3.94m x 3.4m (12' 11" x 11' 2")

Double glazed window overlooking the well maintained gardens, built in storage cupboard with hanging rail, radiator, coved and flat ceiling.

BEDROOM TWO - 2.41m x 3m (7' 11" x 9' 10")

Double glazed window, radiator, built in storage cupboard with hanging rails and shelves, coved and flat ceiling.

OUTSIDE

REAR GARDEN

Garden approached from the side of the property, a particular feature and providing a good deal of seclusion, lawn area with large shrubs and fruit tree borders, path leading to shingle area, raised deck area to the rear, two brick storage sheds to the front, outside tap.

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.