

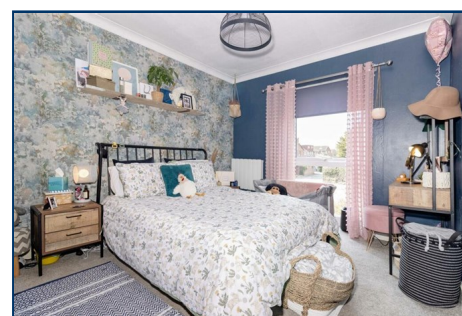
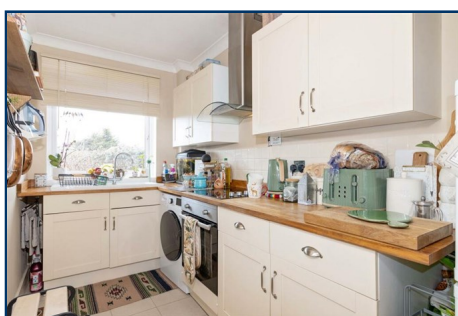


IAN WATKINS
Estate Agents

01903 26 26 76

www.ianwatkins.co.uk

4 Selden Parade, Salvington Road, BN13 2HL



Cokeham Road, Sompting, West Sussex, BN15 0JB

ONE BEDROOM GROUND FLOOR FLAT IN SOUGHT AFTER SOMPTING VILLAGE

- One Bed Ground Floor Flat
- 18'4 Lounge / Dining Room
- Contemporary Kitchen
- Modern Fitted Bathroom
- Stylish Electric Heating
- Communal Gardens
- Double Glazing
- Viewing Highly Recommended

OFFERS OVER £170,000 LEASEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this well presented one bedroom ground floor flat in the sought after Sompting Village, Lancing. The accommodation features modern fitted kitchen, 18'4 open plan lounge/dining room and contemporary bathroom/WC. Outside are well maintained communal gardens and off road parking. Other features include stylish electric heating, and double glazing. Viewing is highly recommended.

Accommodation in brief comprises:

ENTRANCE HALL

Secure entry phone system, electric radiator, vinyl tile flooring, storage cupboard housing the hot water cylinder, further storage cupboard.

LOUNGE / DINING ROOM - 5.41m x 3.1m (18' 4" x 10' 5")

Double glazed window with Juliette balcony, two electric radiators, vinyl flooring.

KITCHEN - 3.73m x 1.8m (11' 9" x 5' 8")

Modern fitted kitchen with inset ceramic one and a half bowl sink unit with mixer tap, cupboards under, space and plumbing for washing machine, fitted oven with four point halogen hob and extractor over, eye level cupboards either side, space for tall fridge/freezer, vinyl flooring, double glazed window, half tiled walls.

BEDROOM - 3.73m x 3.56m (11' 9" x 9' 10")

Double glazed window, electric radiator. Carpet.

BATHROOM/WC

Modern white suite comprising panelled bath with mixer tap and electric shower over, glass shower screen, modern fitted units with inset wash hand basin and mixer tap and cupboards under, low level W.C, electric heated towel rail, part tiled walls, vinyl flooring, frosted double glazed window.

OUTSIDE

WELL MAINTAINED COMMUNAL GARDENS

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.