



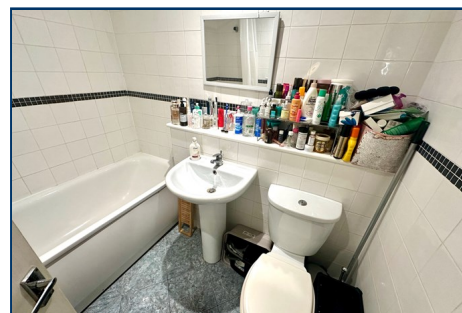
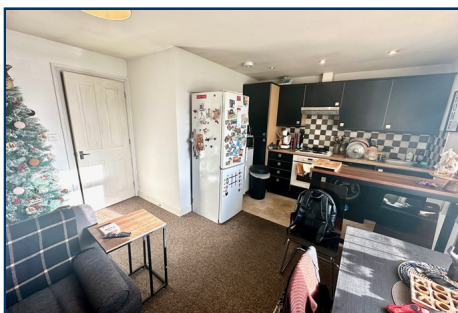
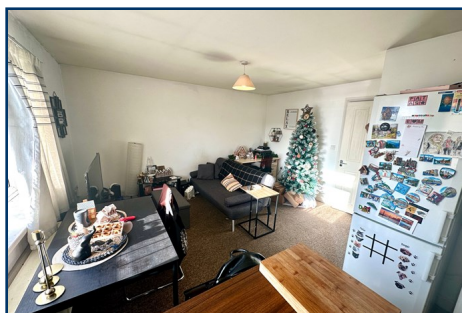
IAN WATKINS

Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Tarring Road, Worthing, West Sussex, BN11 4HS

A 1/2 BED FIRST FLOOR FLAT, CLOSE TO STATION & REMAINDER OF 999 YEAR LEASE

- One/Two Bedrooms
- 17'2" Open plan lounge/kitchen
- Bathroom/WC
- Double glazed
- Ideal FTB/Investor
- Remainder of 999 year lease
- Close to Bus Services & Station
- Close To Local Shops/Amenities

£129,950 LEASEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this one/two bedroom first floor flat in Worthing, close to local shops, amenities, buses and railway station. The accommodation features 17'2" open plan lounge/kitchen and bathroom/WC. Other features include double glazing and remainder of 999 year lease. Viewing recommended.

Accommodation in brief comprises:

COMMUNAL FRONT DOOR TO -

COMMUNAL ENTRANCE

Stairs leading to the first floor, front door to -

ENTRANCE HALL

With wall mounted security entryphone.

OPEN PLAN LOUNGE/KITCHEN - 5.23m x 4.09m (17' 2" x 13' 9")

Narrowing to 9'7". Lounge area has a double glazed South facing window, flat ceiling, electric storage heater. Kitchen area comprises inset stainless steel single drainer sink unit with cupboard under, space and plumbing for washing machine, eye level cupboards over, fitted oven and 4-ring hob with extractor fan over, airing cupboard with hot water tank with shelving over, space fridge/freezer, part tiled walls.

BEDROOM ONE - 2.82m x 2.44m (9' 3" x 8')

At present this room has been opened up into bedroom two with a measurement of 17'3". Double glazed window, flat ceiling.

BEDROOM TWO - 2.49m x 2.08m (8' 4" x 6' 10")

Double glazed window, storage heater.

BATHROOM/WC

White suite comprising bath with telephone style shower attachment with shower curtain and rail, low level WC, pedestal wash hand basin, tiled walls, heated towel rail, extractor.

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.