

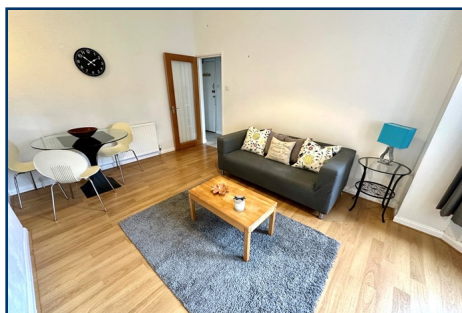


IAN WATKINS
Estate Agents

01903 26 26 76

www.ianwatkins.co.uk

4 Selden Parade, Salvington Road, BN13 2HL



St Michaels Lodge, 1 St. Michaels Road, Worthing, West Sussex, BN11 4SD

ONE BEDROOM GROUND FLOOR FLAT IN POPULAR TOWN LOCATION CLOSE TO SEA

- Ground Floor Flat
- One Bedroom
- Modern Fitted Kitchen
- 16'9 Lounge
- Sash Windows
- High Ceilings
- Allocated Parking
- Viewing Recommended

£189,950 SHARE OF FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this one bedroom ground floor flat in a popular area of Worthing close to West Worthing railway station and near the Sea. The accommodation features communal entrance with entry phone system, 16'9 lounge, modern fitted kitchen and bathroom. Outside there are communal gardens and allocated parking, also provision for visitor parking. Other features include sash windows and high ceilings. Viewing is highly recommended.

Accommodation in brief comprises:

COMMUNAL ENTRANCE

Communal front door with stain glass windows, communal entry phone system.

COMMUNAL HALLWAY

Private front door to -

ENTRANCE HALL

High ceilings.

LOUNGE - 5.11m x 3.28m (16' 9" x 10' 9")

Feature sash windows, radiator, wooden laminate flooring, T.V point, coved high ceiling with feature ceiling rose.

KITCHEN - 2.69m x 2.13m (8' 10" x 7')

Excellent range of modern units comprising inset single drainer stainless steel sink unit with mixer tap, wooden work top surfaces with space and plumbing for washing machine and cupboards adjacent, integrated tall fridge/freezer, fitted four ring hob and oven with stainless steel extractor over, excellent range of eye level cupboards and further base level drawers, breakfast area, sash windows, coved and textured high ceiling, part tiled walls.

BEDROOM - 4.34m x 4.22m (14' 3" x 13' 10")

Double aspect with feature sash windows with secondary glazing, high coved and flat ceiling, radiator, excellent range of fitted wardrobes, two being mirror fronted.

BATHROOM

Comprising of white suite with bath and fitted Triton shower unit, shower screen, pedestal wash hand basin, low level W.C, heated towel rail, coved and flat high ceiling, extractor, part tiled walls.

OUTSIDE

COMMUNAL GARDENS

PARKING

Allocated parking space including visitor 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.