

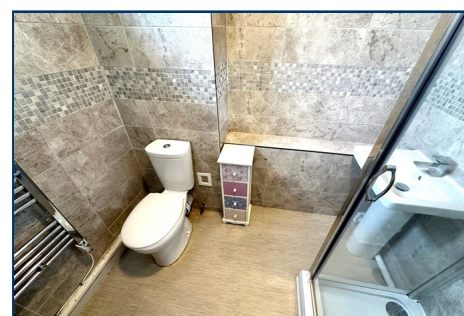
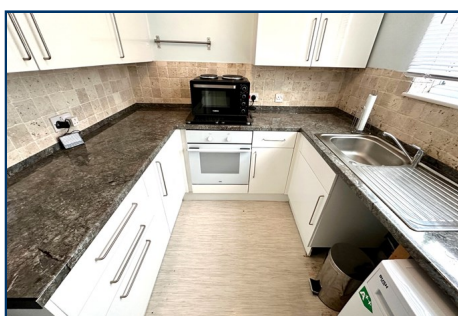


IAN WATKINS
Estate Agents

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Guildbourne Court, Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

A WELL PRESENTED 2 BED TOWN CENTRE APARTMENT WITH SOUTH SUN TERRACE

- Two Double Bedrooms
- 19' South Living Room
- South Facing Sun Terrace
- Modern Fitted Kitchen
- Feature Shower Room/WC
- Passenger Lift
- 139 Year Lease
- CASH BUYERS ONLY

£170,000 LEASEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this well presented two double bedroom apartment in the Centre of Worthing Town Centre with all its shops, restaurants and cinema, Worthing seafront is a short walk. Features South facing living room with doors to sun terrace, modern fitted kitchen and shower room/WC. Further features include double glazing, passenger lift and no ongoing chain. Viewing highly recommended.

Comprising shower cubicle with Mira electric shower unit, pedestal wash hand basin, low level WC, heated towel rail, frosted double glazed window, fully tiled walls.

Accommodation in brief comprises:

COMMUNAL FRONT DOOR

With communal entry phone system, stairs or passenger lift to the top floor.

DOUBLE GLAZED FRONT DOOR TO -

ENTRANCE

With meter cupboard, electric heater, coved and textured ceiling, airing cupboard with hot water tank and cold water tank with shelving.

LIVING ROOM - 5.79m x 4.42m (19' x 14' 6")

Electric radiator, TV point, coved and textured ceiling, Double glazed sliding full width patio doors leading to -

SOUTH FACING SUN TERRACE

Which affords views over the rooftops to The English Channel.

BEDROOM ONE - 3.89m x 3.15m (12' 9" x 10' 4")

South facing double glazed window with views over the rooftops to The English Channel, electric radiator, coved and textured ceiling.

BEDROOM TWO - 3.84m x 2.59m (12' 7" x 8' 6")

South facing double glazed window with views over the rooftops to The English Channel, electric radiator, two fitted single wardrobes with hanging rail and shelving, coved and textured ceiling.

MODERN FITTED KITCHEN - 2.39m x 2.29m (7' 10" x 7' 6")

Excellent range of units comprising inset single drainer stainless steel sink unit with mixer tap and cupboard under, roll top work surface either side with space and plumbing for washing machine, eye level cupboards and base level cupboard and drawer unit, fitted oven with 4-ring hob, further roll top work surface with cupboards and drawers under, eye level cupboards over, space for tall fridge/freezer, part tiled walls, textured ceiling, double glazed window has views over the roof tops to The Downs.

SHOWER ROOM/WC

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.