

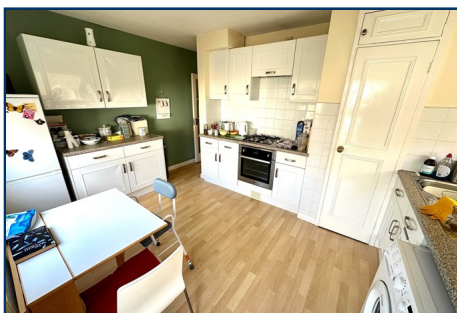


IAN WATKINS
Estate Agents

01903 26 26 76

www.ianwatkins.co.uk

4 Selden Parade, Salvington Road, BN13 2HL



324 Findon Road, Findon Valley, Worthing, West Sussex, BN14 0HB

A GROUND FLOOR FLAT WITH PRIVATE FRONT DOOR, PRIVATE GARDEN & GARAGE

- Private Front Door
- Spacious Entrance Hall
- 17'7" West Facing Lounge
- 13'9" Kitchen
- Double Glazing
- Gas Central Heating
- Two Bedrooms
- Garage & Private Garden

£279,950 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this ground floor two bedroom maisonette in the favoured area of Findon Valley, within walking distance of local shops, library and doctors surgery, bus services pass closeby. The accommodation features private front door and porch, spacious entrance hall, 13'9" kitchen and bathroom. Outside there is a garage and private rear garden. Further features include double glazing and gas central heating. Internal viewing recommended.

Accommodation in brief comprises:

PRIVATE FRONT DOOR TO -

ENTRANCE PORCH

Further door to -

SPACIOUS ENTRANCE HALL - 3.05m x 2.36m (10' x 7' 9")

Wooden laminate flooring, radiator, airing cupboard with hot water tank with slatted shelving and cold water tank, built-in cupboard with hanging rail, shelf and meters.

LOUNGE - 5.36m x 3.48m (17' 7" x 11' 5")

West facing with double glazed window, radiator, feature marble fire surround and hearth with coal effect electric fire.

KITCHEN - 4.19m x 3.05m (13' 9" x 10')

This room is double aspect with double glazed windows and double glazed door giving access to the rear of the property and the private garden, comprising inset single drainer stainless steel sink unit with mixer tap and cupboards below, roll top work surface adjacent with space and plumbing for washing machine, cupboard housing Worcester gas fired boiler which supplies domestic hot water and central heating with shelf over, further roll top work surface with 4-ring gas hob, oven with concealed extractor over, base level cupboard and drawer units, eye level cupboards, further roll top work surface with cupboards and drawers under, eye level cupboards over, space for tall fridge/freezer, built-in larder with shelving, part tiled walls and radiator.

BEDROOM ONE - 3.84m x 3.48m (12' 7" x 11' 5")

Double glazed window overlooking the rear garden, radiator.

BEDROOM TWO - 3.15m x 3.05m (10' 4" x 10')

Double glazed West facing window, radiator, fitted cupboard with shelving and cupboard over.

BATHROOM

OUTSIDE

GARAGE

With up and over door.

PRIVATE REAR GARDEN

With paved patio and lawn area.

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.