

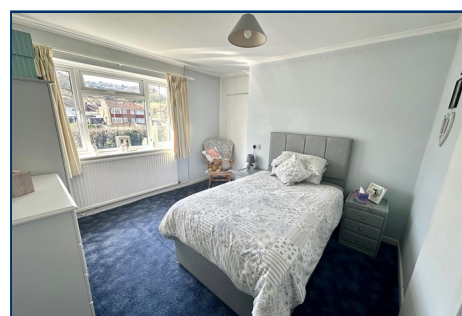
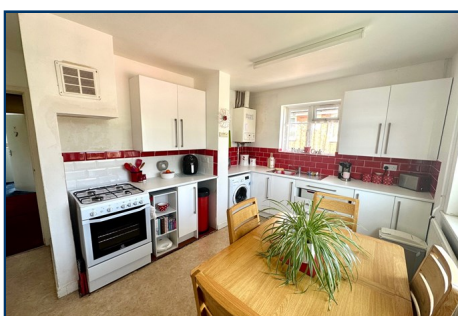


**IAN WATKINS**  
Estate Agents

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Poynings Court, 320 Findon Road, Findon Valley, BN14 0HB

**2 BED FIRST FLOOR MAISONETTE WITH FRONT GARDEN & GARAGE IN FINDON VALLEY**

- Two Bedrooms
- 14' Lounge
- Modern Kitchen Breakfast Room
- Modern Shower Room
- Separate W.C
- Newly Fitted Boiler
- Double Glazing
- Viewing Recommended

**£274,995 FREEHOLD**

Helping you find your home



Ian Watkins Estate Agents are pleased to offer for sale this two bedroom first floor maisonette in the favoured area of Findon Valley within walking distance to local shops, doctors surgery and library. The accommodation features private front door, spacious entrance hall, 14' lounge, modern fitted kitchen breakfast room, modern shower room and separate W.C. Outside there is a garage and front garden. Other features include a newly fitted boiler, double glazing and viewing is highly recommended.

Accommodation in brief comprises:

### **PRIVATE FRONT DOOR TO**

### **ENTRANCE**

Radiator, window, stairs leading to the first floor.

### **LANDING**

Cupboard with shelving and meters, door to

### **SPACIOUS ENTRANCE HALL**

Radiator, hatch to roof space, storage cupboard.

### **LOUNGE - 4.27m x 3.48m (14' x 11' 5")**

West facing double glazed window with views over the Gallops, double radiator, tiled fire surround, coved ceiling, T.V point.

### **KITCHEN BREAKFAST ROOM - 4.27m x 3m (14' x 9' 10")**

Double aspect, inset single drainer stainless steel sink unit with cupboards under, roll top work surface adjacent with cupboards under and eye level cupboards over, space and plumbing for washing machine, wall mounted gas fired boiler supplying domestic hot water and central heating newly fitted in 2024, further roll top work surface with cupboard under and eye level cupboards over, gas cooker point and space for cooker, further roll top work surface with cupboards and drawers under, eye level cupboards over, space for fridge and space for freezer, part tiled walls, radiator, flat ceiling, double glazed window with views over the East of the Valley and the Downs.

### **BEDROOM ONE - 3.66m x 3.45m (13' x 11' 4")**

Views over the East of the Valley and the Downs. Double glazed window, radiator, coved ceiling.

### **BEDROOM TWO - 3.66m x 3.18m (12' x 10' 5")**

Double glazed window with views towards the Gallops and Downs, two built in wardrobes, radiator, coved ceiling.

### **SHOWER ROOM**

Modern fitted shower room with corner shower cubicle with overhead shower, wash hand basin with cupboards under, part

tiled walls, heated towel rail, frosted double glazed window, flat ceiling.

### **SEPARATE W.C**

Low level W.C, radiator, frosted double glazed window, flat ceiling.

### **OUTSIDE**

### **GARAGE**

Up and over door.

### **FRONT GARDEN**

Lawned with plant and shrub borders.



**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.