

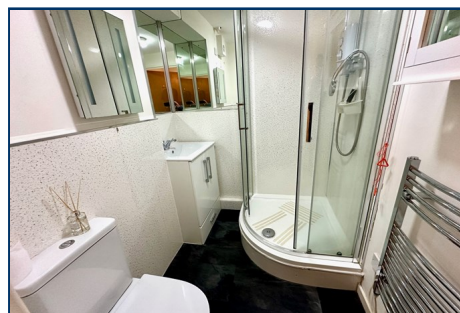
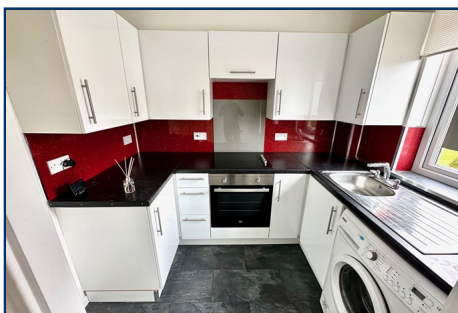


**IAN WATKINS**  
Estate Agents

**01903 26 26 76**

[www.ianwatkins.co.uk](http://www.ianwatkins.co.uk)

4 Selden Parade, Salvington Road, BN13 2HL



Salvington Road, Worthing, West Sussex, BN13 2JY

**FIRST FLOOR SOUTH FACING 1 BED FLAT FOR OVER 55'S - CHAIN FREE**

- South Facing Bedroom
- 18' South Lounge/diner
- Modern Fitted Kitchen
- Modern Fitted Shower Room/WC
- Double Glazed
- Passenger Lift & Entryphone System
- Large Communal Lounge
- South/West Communal Gardens

**£94,950 LEASEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this well presented one bedroom first floor retirement flat in the favoured area of Salvington, with local shops, library and bus services closeby. The property features South facing living room/dining room, modern fitted kitchen, shower room/WC, and South facing bedroom. Also large communal lounge, kitchen, laundry and cloakroom. Outside there is attractive communal gardens, residence and visitors parking. Further features include double glazing, passenger lift & entryphone system. No Chain and viewing highly recommended.

Accommodation in brief comprises:

#### **COMMUNAL FRONT DOOR -**

With security entryphone system to -

#### **COMMUNAL ENTRANCE**

Stairs or lift to -

#### **FIRST FLOOR**

Front door with spyhole to -

#### **ENTRANCE HALL**

Emergency pull cord, security telephone, textured ceiling, airing cupboard with slatted shelving and wall mounted water heater.

#### **SOUTH FACING LIVING ROOM/DINING ROOM - 5.49m x 6.02m (18' x 9' 9")**

Double glazed window with views overlooking the attractive communal gardens, two slimline electric heater, power points, TV point, opening to -

#### **MODERN FITTED KITCHEN - 2.46m x 1.75m (8' 1" x 5' 9")**

Excellent range of white units comprising inset single drainer stainless steel sink unit with mixer tap and cupboard under, integrated washing machine, roll top work surface adjacent with fitted oven and hob, cupboard and drawers under and eye level cupboards over, space for tall fridge/freezer, double glazed window, part tiled walls, emergency pull cord.

#### **SOUTH FACING BEDROOM - 3.05m x 2.62m (10' x 8' 7")**

With built-in double wardrobe with hanging rail and shelf, double glazed window with views overlooking the attractive communal gardens, textured ceiling.

#### **MODERN FITTED SHOWER ROOM/WC**

With step-in corner shower cubicle with Triton electric shower, low level WC, wash hand basin with cupboards under, fitted mirror, extractor, wall mounted heated towel rail, wall mounted medicine

cabinet, textured ceiling.

#### **COMMUNAL FACILITIES**

There is a large South facing communal lounge with modern kitchen, visitors over night guest suite, laundry room and cloakroom.

#### **OUTSIDE**

#### **COMMUNAL GARDENS**

Surrounding the property are attractive communal gardens which is mainly laid to lawn which is South/West aspect, outside drying area, patio area and storage shed.



#### **PARKING**

With non allocated parking for residence and also visitors parking at the front.

**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.