

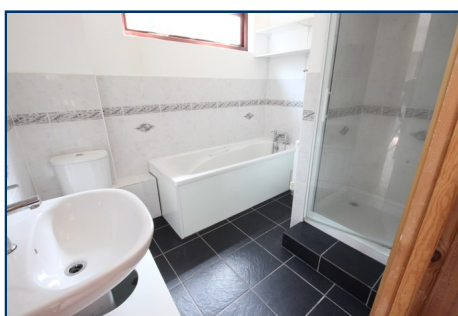


IAN WATKINS
Estate Agents

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Mulberry Lane, Goring by Sea, West Sussex, BN12 4QU

1 BED GROUND FLOOR FLAT WITH GARDEN - IN FAVOURED GORING BY SEA AREA

- Ground Floor Flat
- Private entrance
- Lounge
- One bedroom
- Modern bath/shower room
- Double glazing & GFCH
- Own private garden
- New 150 Year Lease on Completion

£150,000 GUIDE LEASEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this unique one bedroom ground floor flat in the favoured area of Goring-by-Sea, close to local shops, library and bus services. The accommodation features, private entrance, open plan lounge/kitchen, conservatory, bedroom and bathroom/WC. Outside is a private West facing rear garden. Further features include double glazing, gas heating, new 150 year lease on completion, and no ongoing chain.

Accommodation in brief comprises:

PRIVATE ENTRANCE

OPEN PLAN LOUNGE/KITCHEN - 3.15m x 3.35m (11' 3" x 11')

plus kitchen area which has a range of wall and base units with work surface, door to conservatory. In the lounge is a double glazed window and door to bedroom.

CONSERVATORY - 3.91m x 2.67m (12' 10" x 8' 9")

Double glazed window.

BEDROOM - 3.35m x 3.35m (10' 11" x 10' 6")

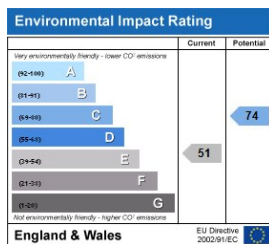
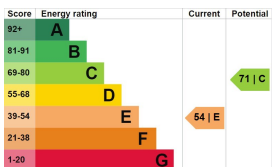
Double glazed window and door to garden.

BATHROOM/WC

Modern suite with white bath, shower cubicle, wash hand basin and WC.

OWN PRIVATE GARDEN

Private West facing rear garden with timber shed and substantial shed/workshop.



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.