

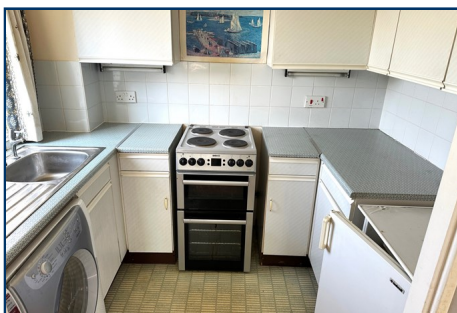


**IAN WATKINS**  
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Salvington Road, Worthing, West Sussex, BN13 2JY

## **TWO BEDROOM GROUND FLOOR RETIREMENT FLAT IN SALVINGTON**

- Ground Floor Retirement Flat
- 17'8 Lounge
- Two Bedrooms
- Residents Lounge
- Laundry & Guest Suite
- 24hr Emergency Pull Cord System
- Beautiful Communal Gardens
- Chain Free

**GUIDE PRICE £87,500 LEASEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this two bedroom ground floor retirement flat in Salvington. The accommodation features a spacious 17'8 lounge, kitchen, shower room, residents lounge with direct access to the beautiful communal gardens, laundry & guest suite and 24hr emergency pull cord system. Viewing is recommended.

Accommodation in brief comprises:

### COMMUNAL ENTRANCE

Communal front door with entry phone system, opening to:

### COMMUNAL ENTRANCE HALL

Stairs or passenger lift leading to all floors, ground floor personal front door with spy hole to:

### ENTRANCE HALL

Slimline storage heater, emergency pull cord, wall mounted security entry phone, airing cupboard with hot water tank and shelving.

### LOUNGE - 5.38m x 2.95m (17' 8" x 9' 8")

Double glazed windows, slimline Dimplex storage heater, textured ceiling, emergency pull cord, opening to:

### KITCHEN - 2.44m x 1.73m (8' x 5' 8")

Comprising inset stainless steel single drainer sink unit with cupboard under, double glazed window with Southerly views over the playing fields, space and plumbing for washing machine, roll top work surface adjacent with cupboards and drawers under, eye level cupboards over, electric cooker point and space for cooker, space for tall fridge/freezer, part tiled walls, textured ceiling.

### BEDROOM ONE - 3.23m x 2.64m (10' 7" x 8' 8")

Double glazed windows overlooking the playing fields, slimline Dimplex storage heater, fitted double width wardrobe with hanging rail and shelf, textured ceiling, emergency pull cord.

### BEDROOM TWO - 2.9m x 1.98m (9' 6" x 6' 6")

Double glazed window overlooking the playing fields, wall mounted slimline Dimplex storage heater, built in double wardrobe with hanging rail and shelf, textured ceiling, emergency pull cord.

### SHOWER ROOM

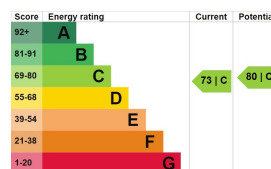
Shower cubicle with electric shower, pedestal wash hand basin with tiled splash back, low level W.C, extractor fan, textured ceiling, emergency pull cord.

### COMMUNAL FACILITIES

These include a large communal lounge with French doors to the communal gardens, visitors overnight guest suite and communal laundry room.

### COMMUNAL GARDENS

Bakers Court in the agents opinion has some of the most attractive communal gardens of this type of flat in Worthing. The gardens surround the property, being South/West aspect, laid mainly to lawn with trees and shrub/plant borders, outside drying 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.