

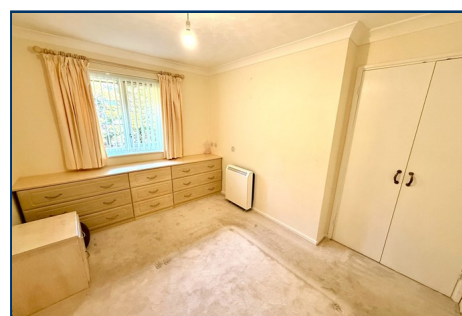
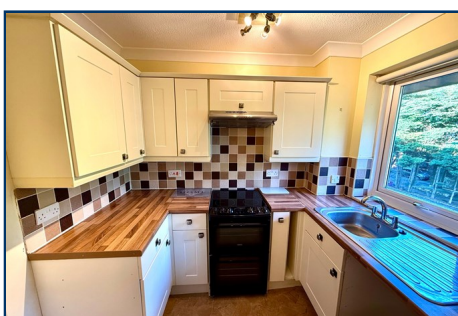
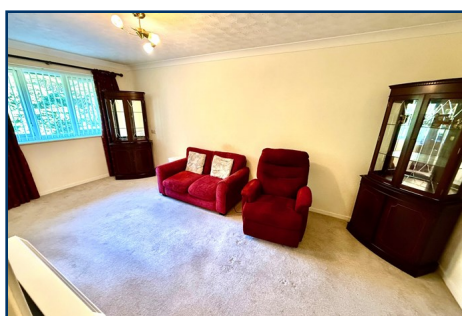


**IAN WATKINS**  
Estate Agents

**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

**A 2 BED SECOND FLOOR FLAT WITH NO ONGOING CHAIN & RESIDENCE PARKING**

- 18' Living Room
- Double Bedroom With Fitted Wardrobe
- Modern Fitted Kitchen
- Modern Fitted Shower Room/WC
- Double Glazed
- Guest Suite
- Communal Lounge & Kitchen
- Attractive Communal Gardens

**£90,000 LEASEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this one bedroom second floor retirement flat in the favoured area of Salvington, close to local shops, library and bus services. The accommodation features a spacious 18' living room, modern kitchen and shower room. There is a communal lounge with direct access to the beautiful communal gardens, communal kitchen, laundry & guest suite and emergency pull cord system. Further features include double glazing, no ongoing chain. Viewing is recommended.

Accommodation in brief comprises:

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

#### **COMMUNAL ENTRANCE HALL**

Stairs or passenger lift to the second floor, front door with spy hole to -

#### **ENTRANCE HALL**

Slim line wall mounted storage heater, security entry phone, emergency pull cord, built in airing cupboard with slatted shelving and small wall mounted water heater, further storage cupboard with shelving, hatch to roof space.

#### **LIVING ROOM - 5.49m x 2.82m (18' x 9' 3")**

Double glazed window, slim line storage heater, coved and textured ceiling, opening to -

#### **KITCHEN - 2.44m x 1.75m (8' x 5' 9")**

Modern range of units comprising inset single drainer stainless steel sink unit with mixer tap and space for washing machine, roll top work surface with cupboards and drawers under and eye level cupboards over, oven with extractor over canopy over, space for tall fridge/freezer, part tiled walls, double glazed window, coved and textured ceiling, emergency pull cord.

#### **BEDROOM - 3.66m x 2.64m (12' x 8' 8")**

Double glazed window, built in double wardrobe with hanging rail and shelving, wall width fitted drawer unit, two bedside cabinets, slim line storage heater, emergency pull cord, coved and textured ceiling.

#### **SHOWER ROOM/WC**

Modern fitted shower room with step in corner shower with fitted seat, electric Triton shower unit, wash hand basin, low level W.C, attractive fully tiled walls, tiled floor, heated towel rail, emergency pull cord, extractor.

#### **COMMUNAL FACILITIES**

These include a large communal lounge with french doors leading to the attractive South facing rear communal gardens, communal kitchen, visitors overnight guest suite and communal laundry room.

#### **OUTSIDE**

#### **COMMUNAL GARDENS**

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



#### **RESIDENTS 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.