



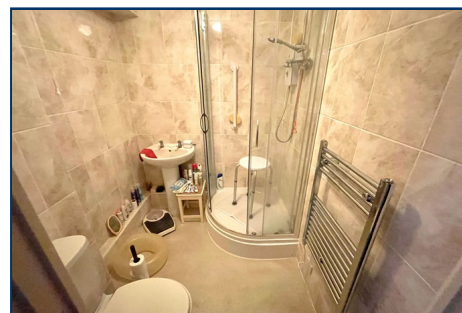
# IAN WATKINS

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 WELL PRESENTED 2 BED RETIREMENT FLAT IN THE POPULAR SALVINGTON AREA

- Two bedrooms with fitted wardrobes
- 18' Lounge/dining room
- Modern Fitted Kitchen
- Modern fitted shower room/WC
- Double Glazing
- Residents lounge, laundry & guest suite
- South/West feature communal gardens
- Non allocated parking & visitors parking

### £119,995 LEASEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this well presented two bedroom first floor retirement flat in the popular area of Salvington, close to local shops, bus services and library. The accommodation features spacious 18' lounge/dining room, both bedrooms have built-in wardrobes, modern fitted kitchen and shower room/WC, emergency pull cord and double glazing. The block also offers communal facilities including residents lounge and kitchen, laundry room and guest suite. Outside there are superb South/West communal gardens, and ample non allocated parking. The property is offered with no ongoing chain.

Accommodation in brief comprises:

**ENTRANCE**

Communal front door with security entry phone system opening to-

**COMMUNAL ENTRANCE**

Stairs and lift to all floors, personal front door on the first floor with spy hole opening to -

**ENTRANCE HALL**

Slimline electric heater, security entryphone system, emergency pull cord, built-in airing cupboard with wall mounted electric boiler.

**LOUNGE/DINING ROOM - 5.49m x 3.86m (18' x 12' 8")**

Measurements into bay, narrowing to 10'. Double glazed bay window, TV point, slimline electric heater, textured ceiling, opening to -

**MODERN FITTED KITCHEN - 2.62m x 1.75m (8' 7" x 5' 9")**

Excellent range of modern fitted units comprising inset single drainer stainless steel sink unit with cupboard under and space and plumbing for washing machine, roll top work surface adjacent with cupboards and drawers under, range of eye level cupboards over, electric cooker point and space for cooker, space for tall fridge/freezer, attractive part tiled walls, wood effect laminated floor, double glazed window, emergency pull cord, textured ceiling.

**BEDROOM ONE - 3.28m x 2.62m (10' 9" x 8' 7")**

Measurements extending into door opening. Double glazed window, built-in double wardrobe with hanging rail and shelf, slimline electric heater, textured ceiling.

**BEDROOM TWO - 2.97m x 1.98m (9' 9" x 6' 6")**

Double glazed window, built-in double wardrobe with hanging rail and shelving, slimline electric heater, textured ceiling.

**MODERN FITTED SHOWER ROOM/WC**

Comprising corner step-in shower cubicle with an electric shower, low level WC, pedestal wash hand basin, heated towel rail, attractive tiled walls, extractor, textured ceiling, emergency pull cord.

**OUTSIDE**

**FEATURE COMMUNAL GARDENS**

Outside there is a beautiful South/West facing communal gardens with a large patio area and drying area.

**PARKING**

Ample non allocated residents and visitors parking.

**COMMUNAL FACILITIES**

These include a feature South facing communal lounge, kitchen and toilet, visitors over night guest suite and communal laundry room.

