



IAN WATKINS
Estate Agents

01903 26 26 76

www.ianwatkins.co.uk

4 Selden Parade, Salvington Road, BN13 2HL



Strand Parade, The Boulevard, Goring , West Sussex, BN12 6DH

A WELL PRESENTED TWO BEDROOM FLAT WITH BALCONY

- New 125 Year Lease
- Double Glazing & GFCH
- Newly Decorated & Carpeted
- No Chain
- Balcony with open views
- Sought After Area
- Viewing Highly Recommended
- 691.4736 SQ FT

£174,995 LEASEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this newly decorated two bedroom flat in Goring, close to main line railway station and amenities. The accommodation features lounge with sun balcony with open views, 11' kitchen, bathroom/WC. Other features include new 125 year lease, double glazing, gas heating, and newly fitted carpets and no chain. Viewing recommended.

Accommodation in brief comprises:

COMMUNAL FRONT DOOR

To communal entrance, stairs leading to the front door on the first floor.

FRONT DOOR

With stairs leading to the landing, skylight, wall mounted central heating thermostat control, two built in cupboards with shelving and meters.



LOUNGE - 4.5m x 3.84m (14' 9" x 12' 7")

Radiator, coved and flat ceilings, telephone point, double glazed window, double glazed door leading to the sun balcony. Door to -

BEDROOM TWO - 3.38m x 2.08m (11' 1" x 6' 10")

Double glazed window, radiator and flat ceiling.

BEDROOM ONE - 3.35m x 3.35m (11' x 11')

Radiator, double glazed windows, coved and flat ceiling.



KITCHEN - 3.35m x 3.05m (11' x 10')

Excellent range of units comprising inset single drainer stainless steel sink unit with mixer tap with cupboards and drawer under, space with Bosch washing machine, roll top work surface adjacent, cupboards and drawers under, eye level cupboards over, wall mounted gas fired boiler supplying domestic hot water and central heating, tall fridge freezer, part tiled walls, radiator, flat ceiling, double glazed window, double glazed door giving rear access.

BATHROOM/WC

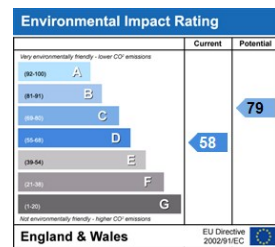
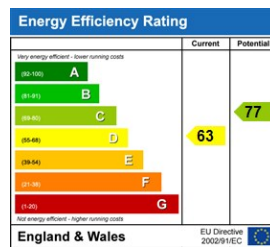
White bathroom suite comprising bath with twin hand grips with Mira shower unit, shower screen, pedal wash wash basin, low level WC, radiator, frosted double glazed window, part tiled walls, flat ceiling.

OUTSIDE

Potential garage available on a monthly rental basis.

GROUND RENT -

£100 Per Year



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.