



98 Stone Lane

Salvington, Worthing, BN13 2BG

Guide price £230,000

Leasehold Council Tax Band B





A chain free two bedroom first floor garden flat with good size lounge diner.

In brief the accommodation comprises external staircase to first floor landing with access to loft space and shelved airing cupboard. There is an L shaped lounge/diner, two double bedrooms, a wet room and modern fitted kitchen.

Outside there is a rear section of garden which is laid to lawn and approached by the side of the building.

Other benefits include gas central heating and double glazing. In our opinion, internal viewing is considered essential to appreciate the overall size and potential of this first floor apartment.

Situated in Stone Lane, local shops can be found at the end of the road in Selden parade, which cater for everyday needs. Tesco superstore is approximately one and a half mile distance, and the nearest mainline railway station is Durrington-on-Sea, which gives good links to most major towns and cities.

Lease years remaining - 181  
Service charge - £300pa (includes ground rent)

External staircase

UPVC double glazed private front door

Entrance hall with access to loft space

7'1 x 9'9 (2.16m x 2.97m )







L shaped lounge/diner  
14'4 x 17'5 narrowing to 10'5  
(4.37m x 5.31m narrowing to  
3.18m)

Bedroom one  
12'7 x 10'5 (3.84m x 3.18m)

Bedroom two  
12'9 x 9'0 (3.89m x 2.74m)

Kitchen  
9'10 x 9'0 (3.00m x 2.74m)

Wet room  
6'3 x 6'1 (1.91m x 1.85m)

Rear garden





## Floor Plan



## Viewing

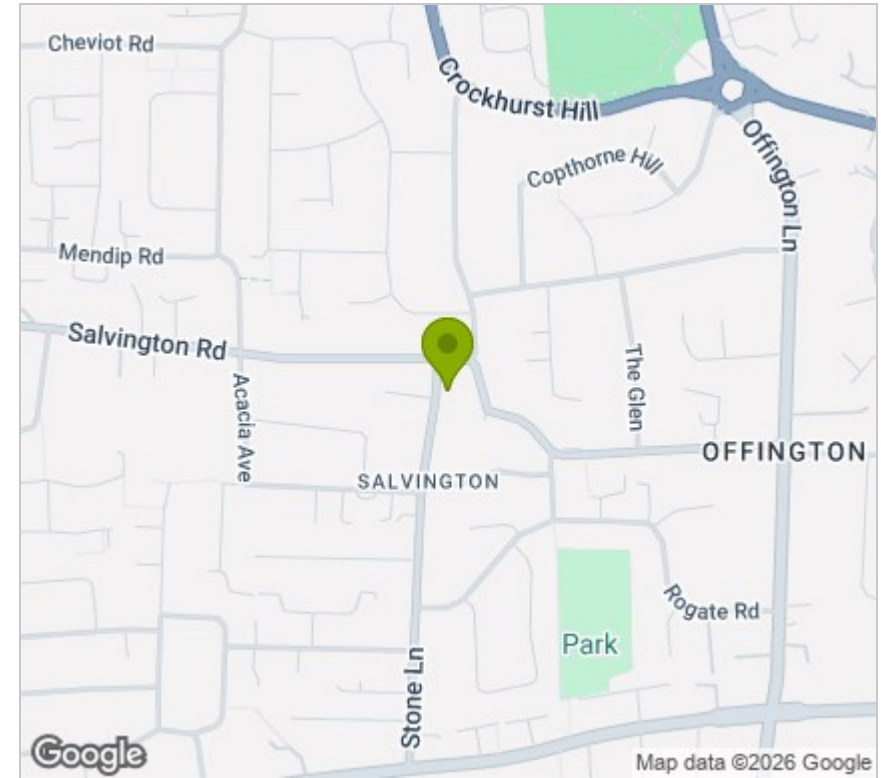
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## Area Map



## Energy Efficiency Graph

