



Palm Court Franklin Road | Salvington | BN13 2UA  
Guide Price **£189,000**



We would like to offer this first floor flat with one bedroom in the Salvington area. The property benefits a spacious lounge/diner, fitted kitchen, bathroom with separate wc, storage cupboards, allocated parking and communal gardens. Low maintenance fees and being sold chain free..



Property details: Palm Court | Salvington

## Key Features

- First Floor Flat
- One Bedroom
- Westly Aspect Lounge/Diner
- Storage Cupboards in Hallway
- Communal Gardens
- Allocated Parking Space
- Close To Local Amenities
- Chain Free



**1 Bedroom**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

Entrance hall with storage cupboards and leading to all rooms. The spacious lounge/diner has a westerly aspect, the kitchen has wall and base units with inset sink and drainer, cooker included and space for appliances. Bedroom with views over the communal gardens and is a double room. Bathroom with panelled bath with shower over and wash hand basin, separate wc.

### EXTERNAL

The property is set within communal gardens which are laid to lawn, allocated and visitor parking spaces.

### SITUATED

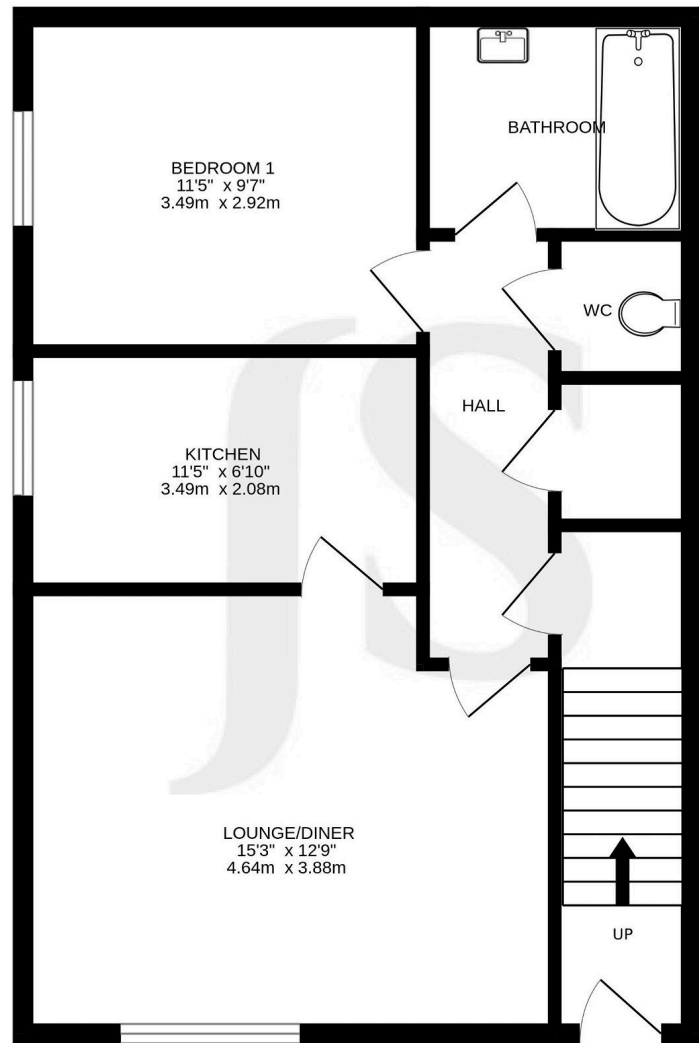
In the highly popular residential area of Salvington. Local shops, amenities and the Park View Pub can be found nearby on Salvington Road. West Durrington Tescos development can also be found in close proximity. Your nearest railway station is Durrington-On-Sea at approximately 1.4 miles away. Your local bus stops are located on Salvington Road. The property is well situated for a range of schools and falls within the catchment area for Durrington Infant, Junior and High School and Bohunt. Worthing town centre with its comprehensive range of shopping, amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 3 miles away.

### TENURE

Leasehold 84 Years

Maintenance £500-£550 every 6 months inc ground rent





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Details:

Floor area as quoted by EPC: TBC sqft

Tenure: Leasehold

Council tax band: A

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.