



Rowlands Road | Worthing | West Sussex | BN11 3LD  
Guide Price £165,000



We are pleased to be able to offer the opportunity to purchase a well presented, first floor apartment situated in a popular residential location close to local shops, amenities and Worthing Seafront. The property offers one bedroom, re-fitted open plan kitchen/ living space and shower room.



## Key Features

- Well Presented First Floor Apartment
- One Bedroom
- Open Plan Kitchen/ Living Space
- Shower Room
- Popular Residential Location
- Chain Free
- Close To Worthing Seafront
- Local Amenities Close by
- Viewing Recommended



**1 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

Communal entrance with stairs rising to the first floor. Front door leading into the entrance hall. Steps leading up to the open plan kitchen/ living space. The open plan kitchen/ living space offers white modern units with built in oven, electric hob, space for appliances, sink and drainer. The living space has been laid to carpet and offers space for furniture. The property offers one bedroom and modern shower room.

### SITUATED

In the desirable west end of the town centre, the property is on the corner of the popular Rowlands Road & Heene Road with Worthing seafront only 350 yards away. Local shopping amenities such as pharmacy and local convenience store is located just across the road. Bus routes run along Heene Road and West Worthing train station is approximately 0.8 miles away.

### TENURE

Leasehold

Lease: Approx 116 years remaining

Service Charge: £1500 per annum

Ground Rent: £100

Please note the communal hallways are due to be re decorated and this has been paid for.

COUNCIL TAX BAND

A





Approximate total area<sup>(1)</sup>  
 341.97 ft<sup>2</sup>  
 31.77 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area (as quoted by EPC): 36 sqm

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.

