

Jacobs | Steel

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.

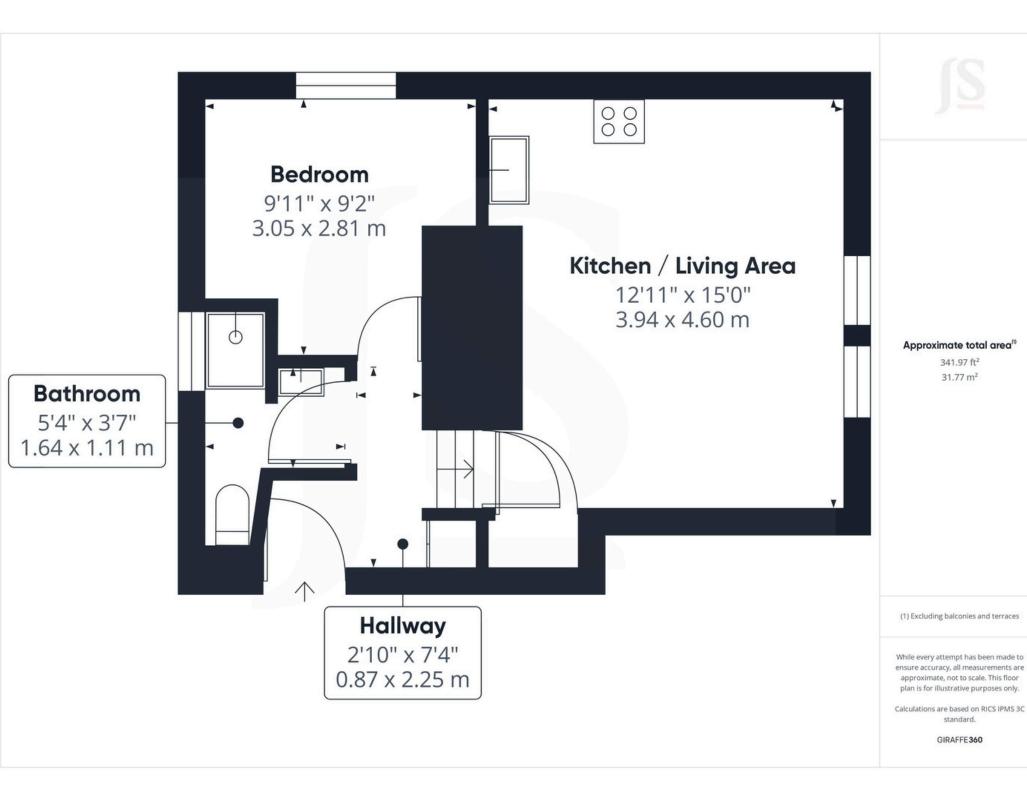
COUNCIL TAX BAND

A











### **Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs 78 (55-68) 58 (39-54) Not energy efficient - higher running costs **EU Directive England & Wales**

# **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 offi ce 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 fl oorplans 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 fi res, electrical goods/fi ttings or other fi xtures, unless expressly mentioned, are not necessarily included with the property.







341.97 ft<sup>2</sup>

31.77 m<sup>2</sup>



