



6 The Rowans | Grand Avenue | Worthing | West Sussex | BN11 5AT

Asking Price Of **£325,000**





We are delighted to offer this substantial split level apartment situated on the desirable Grand Avenue location. The property benefits from a recently fitted kitchen, 22ft west facing lounge/ dining room, two bedrooms and four piece bathroom. The property also has a garage and share of the freehold.



Key features:

- Split Level Apartment
- 22ft West Facing Lounge/Diner
- Refitted Kitchen
- Two Double Bedrooms
- Four Piece Fitted Bathroom
- Downstairs Cloakroom & Utility Cupboard
- Garage in Compound
- Long Lease & Share of Freehold
- Situated on Grand Avenue

 2 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL There are stairs rising to a communal entrance hall which has further stairs rising to the private front door. There is a large hall as you enter the property with a recessed space ideal as a utility area and access to the downstairs WC; the recently re fitted kitchen offers views over Grand Avenue and has a range of built in appliances including fridge/freezer and dishwasher, 1 ½ bowl sink drainer and hatch opening into the lounge/ dining room. The 22ft lounge/diner offers substantial space and there are floor to ceiling west aspect sliding windows, offering views over the communal garden and allowing natural light within the room. Upstairs, there are two double bedrooms, both benefitting from a range of built in storage and the master offers a feature bay window. The modern bathroom offers both a corner shower and bath and the sink is set into a vanity unit with storage under

EXTERNAL There are well tended communal gardens to both the front and rear of the development, with benches offering social opportunities for all residents. There is a garage in the compound with an up and over door and power and there is unallocated residents parking surrounding the development.

SITUATED Located in the desirable Grand Avenue, The Rowans is situated approximately 0.4 miles from Worthing seafront. West Worthing train station is located at the top of Grand Avenue and the West Worthing high street is located close by. The 700 Pulse bus route runs along Grand Avenue and Worthing town centre, with it's range of restaurants, shops and theatres, is approximately 1.2 miles away.

TENURE Share of Freehold

Lease: 942 (999 years from 1964)

Service Charge: £1800 per annum.

HALL

LOUNGE/DINER 22' 1" x 19' (6.73m x 5.79m)

KITCHEN 11' x 9' 6" (3.35m x 2.9m)

WC

BEDROOM 16' 3" x 10' 2" (4.95m x 3.1m)

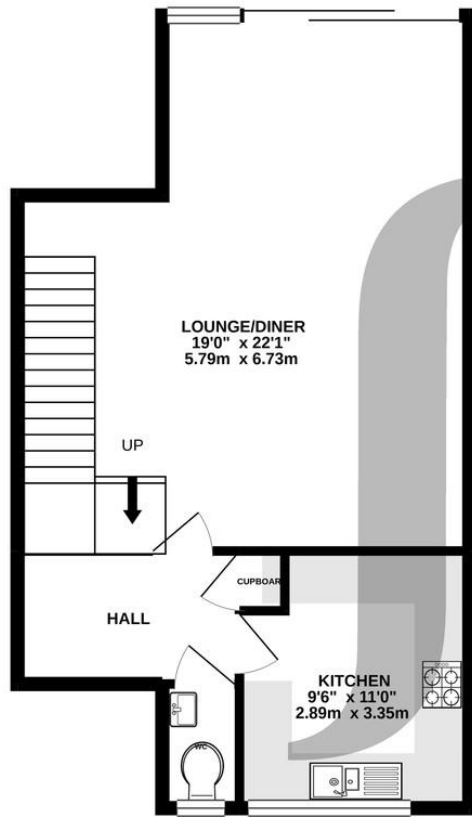
BEDROOM 12' 9" x 11' (3.89m x 3.35m)

BATHROOM

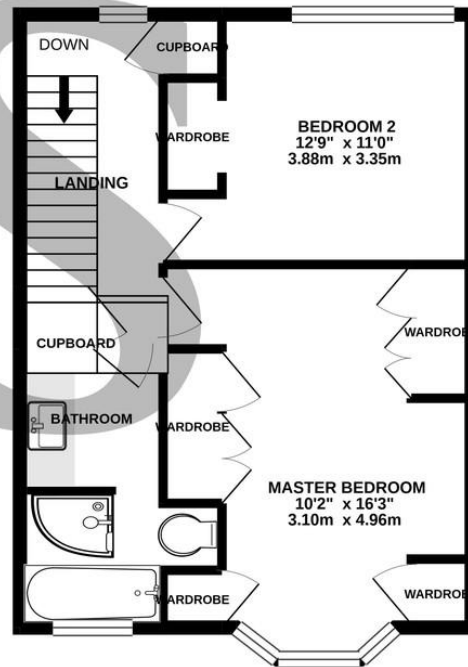
GARAGE



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Details:

Floor Area: 1,098 sq ft (102 sq m) – Floor area is quoted from the EPC

Tenure: Share of Freehold

Council Tax: Band C

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.