



10 The Rowans | Worthing | West Sussex | BN11 5AT
Asking Price Of **£325,000**



We are pleased to be able to offer for sale a very well presented, first and second floor maisonette. The property has been refurbished throughout by the current owner. The property has a 22ft lounge/ diner, refitted kitchen, downstairs cloakroom, two double bedrooms, four piece bathroom suite and share of freehold with a long lease.

Key features:

- First Floor Maisonette
- Two Double Bedrooms
- 22ft West Facing Lounge/ Dining Room
- Refitted Kitchen
- Downstairs Cloakroom
- Four Piece Bathroom Suite
- Non Allocated Parking
- Share Of Freehold & Long Lease
- Close To Bus Routes & Amenities
- Close To Worthing Seafront

 2 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL Communal front door leading to the communal entrance with stairs to the private front door. Front door leading into the entrance hall which has access to three storage cupboards, one of which has plumbing for washing machine and tumble dryer, there is also access to the downstairs cloakroom, refitted kitchen and Lounge/ dining room. The refitted kitchen has wall and base units with integrated double oven, induction hob with extractor above, 1 1/2 bowl sink drainer, integrated dishwasher and fridge freezer. The lounge / dining room is west facing and measures a generous 22ft x 19ft with stairs rising to the first floor. On the first floor there are two double bedrooms, both of which have built in wardrobes. The four piece bathroom comprises of walk in shower with glass screen, panelled bath, WC and wash hand basin.

EXTERNAL The development is surrounded by well maintained communal gardens. There is unallocated residents parking.

SITUATED In a popular development on sought after Grand Avenue, close to Worthing Seafront within half a mile at the bottom of the road. Local amenities can be found on Goring Road approximately half a mile away which include coffee shops, convenience stores, eateries and a pharmacy. Worthing town centre with its comprehensive shopping amenities,

restaurants, pubs, cinemas, theatres and leisure facilities is approximately one mile away. The nearest train station is West Worthing which is approximately half a mile away whilst bus services, including 700, run along Grand Avenue.

COMMUNAL ENTRANCE

ENTRANCE HALL

KITCHEN

LOUNGE/ DINING ROOM

FIRST FLOOR

DOWNSTAIRS WC

BEDROOM ONE

BEDROOM TWO

BATHROOM

TENURE Share of freehold

Lease 999 years remaining from 1964

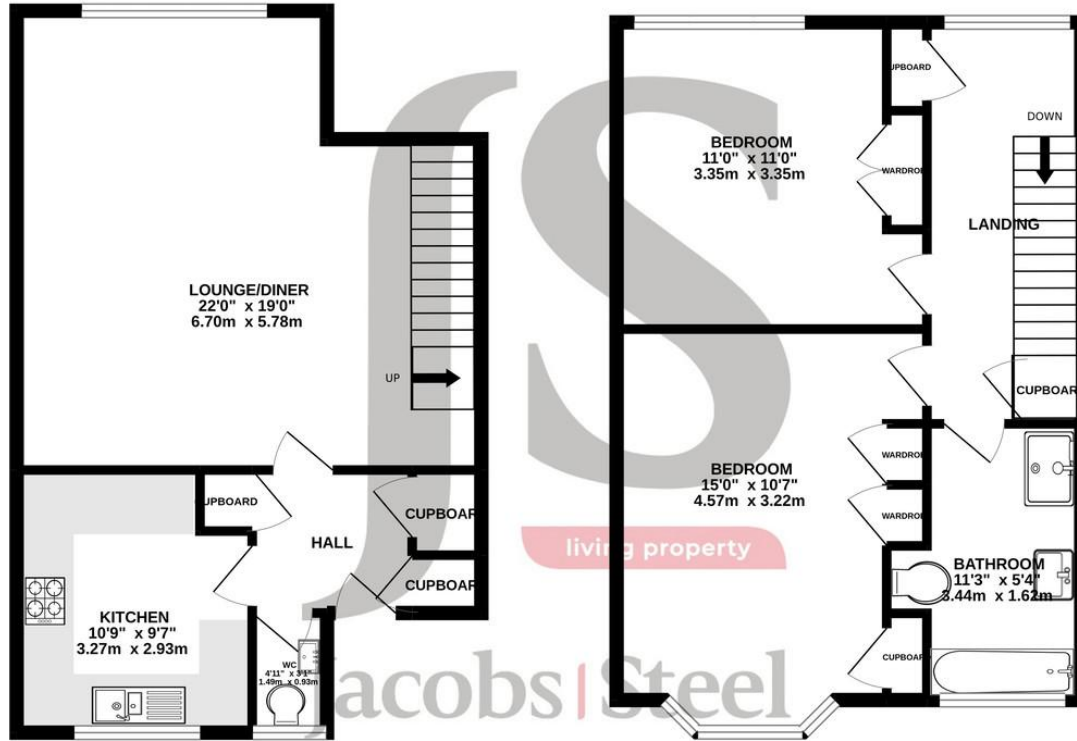
Service Charge: £1800 per annum

COUNCIL TAX BAND C



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

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

Property Details:

Floor Area: 1,012 sq ft (94 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.