



Seaview Court, Rowlands Road, Worthing, BN11 3LF

Asking Price £170,000





We are delighted to present to the market this first floor apartment, offering well proportioned accommodation throughout. The property comprises two bedrooms, a spacious lounge/dining room, fitted kitchen, bathroom and a separate WC. Further benefits include a garage. Please note, the apartment is available to cash buyers only due to the remaining lease length.





# Key Features

- First Floor Flat
- Two Bedrooms
- Kitchen
- Bathroom & Seperate WC
- Garage in Compound
- Close To Worthing Seafront
- Lounge/ Dining Room
- Cash Buyers Only
- Low Lease
- Chain Free



**2 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

## INTERNAL

A communal front door opens into the entrance hall with stairs rising to the first floor. The private front door leads into a welcoming hallway, providing access to all rooms. The apartment offers two well-proportioned double bedrooms, a fitted kitchen with a built-in oven and space for appliances, a bathroom with a bath and shower over, and a wash hand basin. There is also a separate WC.

## EXTERNAL

Garage located in the compound.

## SITUATED

Between Rowlands Road & Bath Road this property is a short walk from Worthing Seafront. The closest train station is West Worthing positioned 0.7 miles at the top of Grand Avenue. Regular bus routes run along Grand Avenue and West Parade. West Worthing high street which offers convenience stores, eateries, pharmacies and banks is 0.6 miles away. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1 mile away.

## TENURE

Service Charge: £1323 per annum

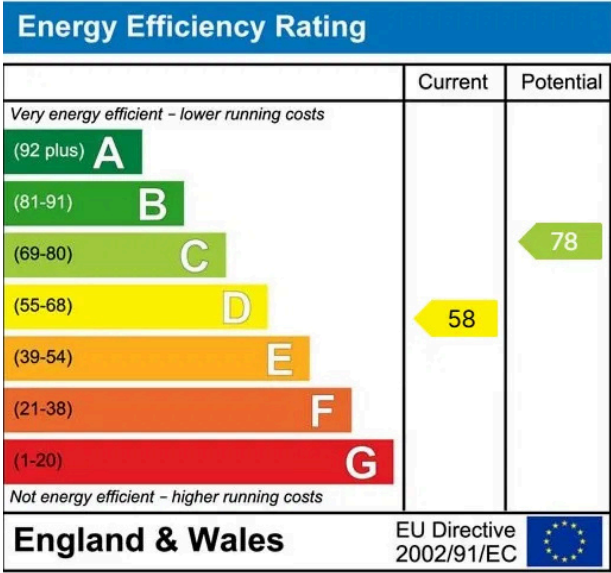
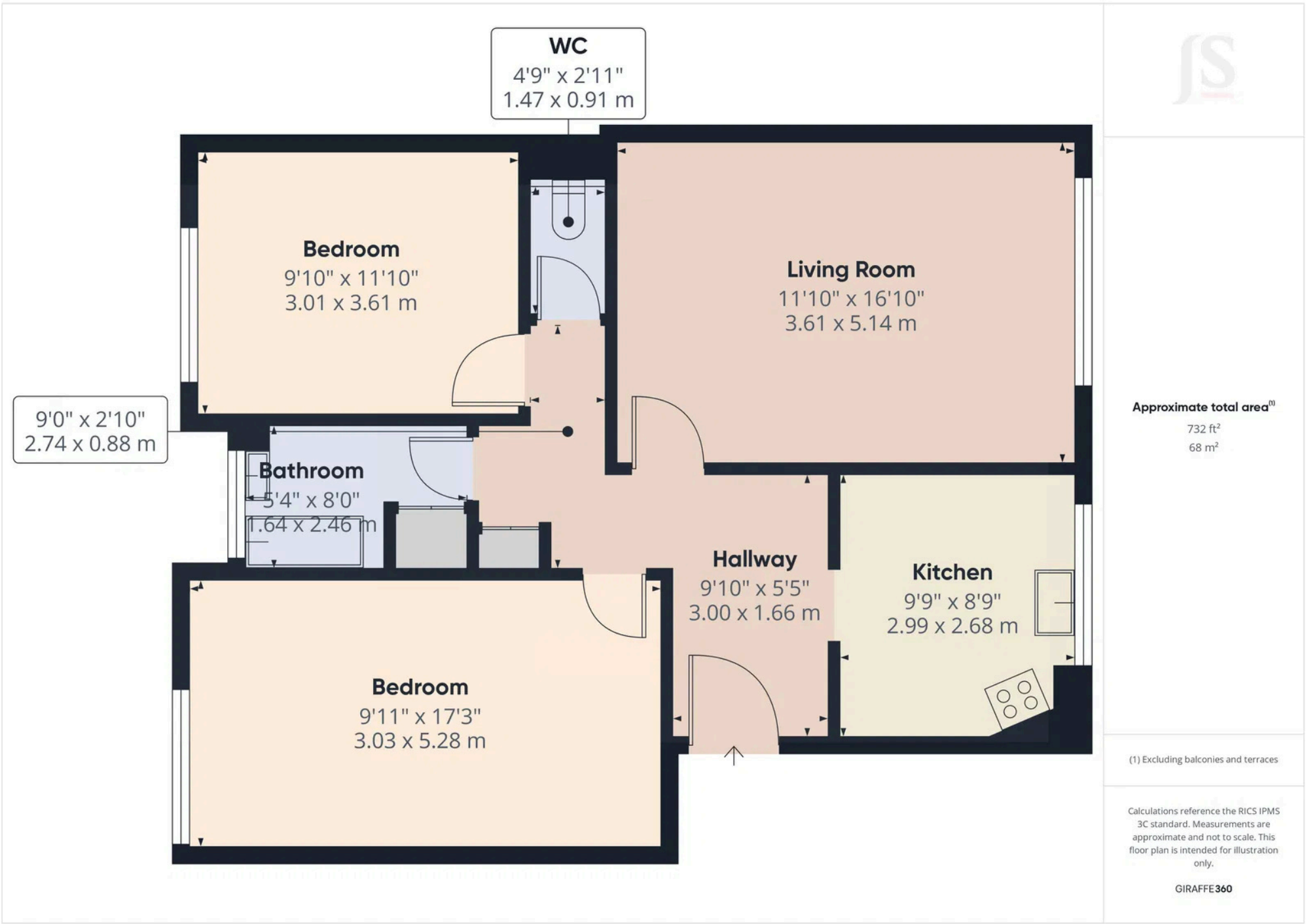
Lease: 43 years remaining

Ground Rent: £120 per annum



To book a viewing contact us on: 01903 506080 | [westworthing@jacobs-steel.co.uk](mailto:westworthing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)





## Property Details:

Floor area (as quoted by EPC: 66 sqm)

Tenure: Leasehold

Council tax band: B

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.