



Winterbourne House | Rowlands Road | Worthing | BN14 7DE

£160,000





We are delighted to offer for sale this spacious ground floor apartment forming part of this imposing double fronted Victorian property situated in the popular West End of Worthing town centre. Conveniently position close to local shops and amenities, the property is within 250 metres of the beach and boasts one double bedroom, a south facing lounge/diner, fitted kitchen and bathroom. The property will be sold with no ongoing chain.

## Key Features

- Ground Floor Apartment
- One Double Bedroom
- Fitted Kitchen
- Fitted Bathroom/Separate W/C
- Viewing Considered Essential
- Ideal First Time Buy/Investment
- Less Than 250m From Worthing Promenade
- Popular Town Centre Location
- Close To Local Shops, Restaurants, Cafes & Amenities
- No Ongoing Chain



**1 Bedroom**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

This imposing double fronted Victorian property has a well looked after entrance hallway with the private front door leading into the apartment. The hallway provides space to kick off shoes and hang up coats with doors to all rooms. The south facing lounge/diner measuring a spacious 11'6" x 9'3" offering plenty of space for both living and dining room furniture. The lounge/diner leads into the fitted kitchen incorporating neutral floor and wall mounted units with space for freestanding appliances. Positioned at the front of the property is the large double bedroom with a generous amount of space for a double bed and other bedroom furniture along with a west facing window allowing for sunlight to enter the room all throughout the day. The bathroom is fitted with a bath with overhead shower and hand wash basin, with a w/c located separately. The property will be sold with no ongoing chain.

### OUTGOINGS

Tenure: Leasehold

Lease Length: TBC

Maintenance: £674 per 6 months

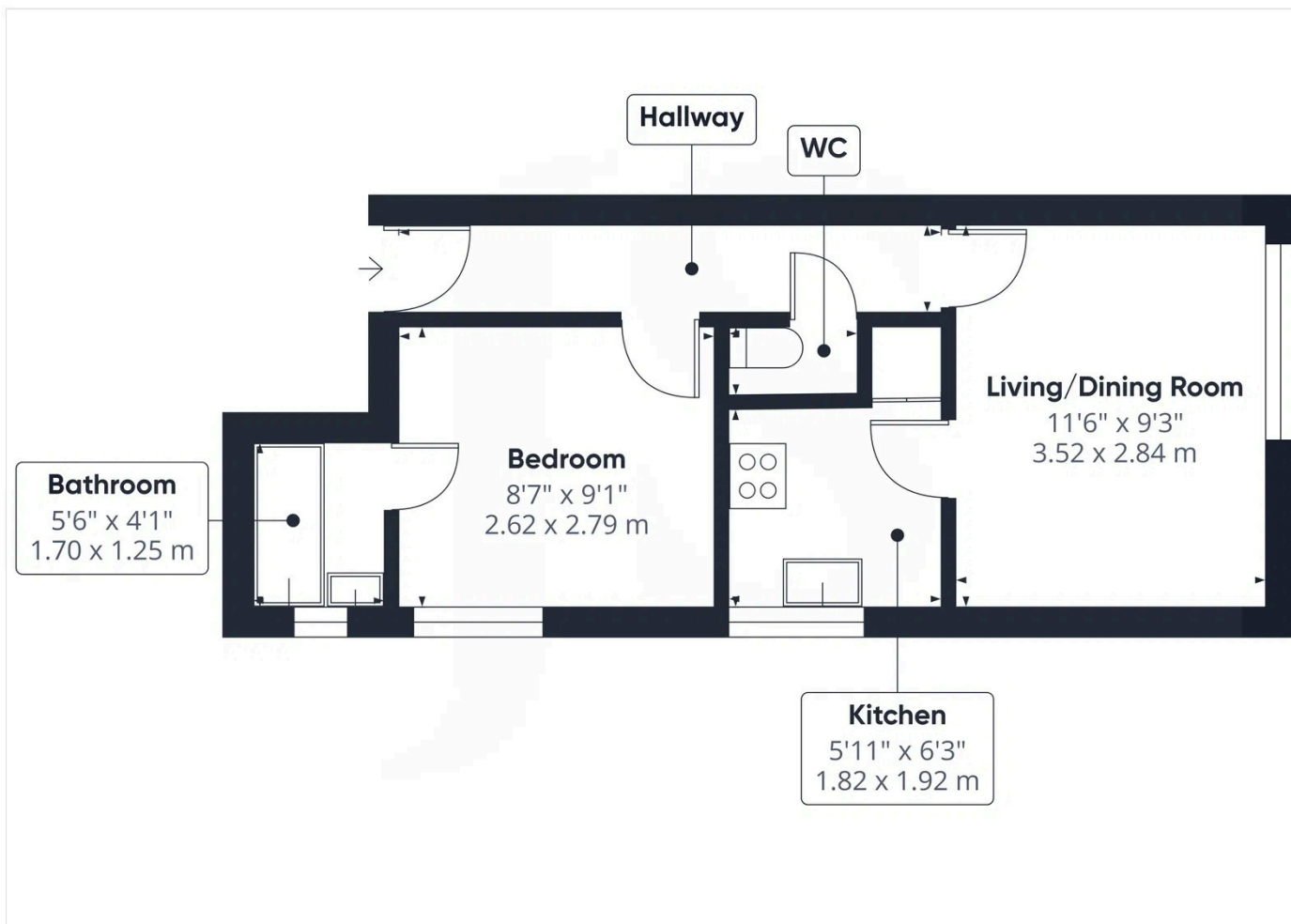
Ground Rent: £90 per annum

Council Tax Band: A

### LOCATION

Situated In this highly sought after location in Worthing, allowing easy access to a wide range of shops, pubs and restaurants. There are local amenities close to hand in Rowlands Road and nearby Heene Road. Worthing seafront promenade can be found approximately 250 metres from the property and offers a safe bike cycling route along the coast to Brighton . Worthing mainline train station and town centre are approximately 0.7 miles away and offers links to both London, Brighton and Chichester. Bus services run nearby, from Heene Road and Worthing seafront promenade bus stops.





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>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Property Details:

Floor area \*as quoted by EPC: tbc

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.