



74 Rowlands Road, Worthing, BN11 3JU

Offers in the Region of **£159,000**



Property Type: Flat

Bedrooms: 1

Bathrooms: 1

Receptions: 1

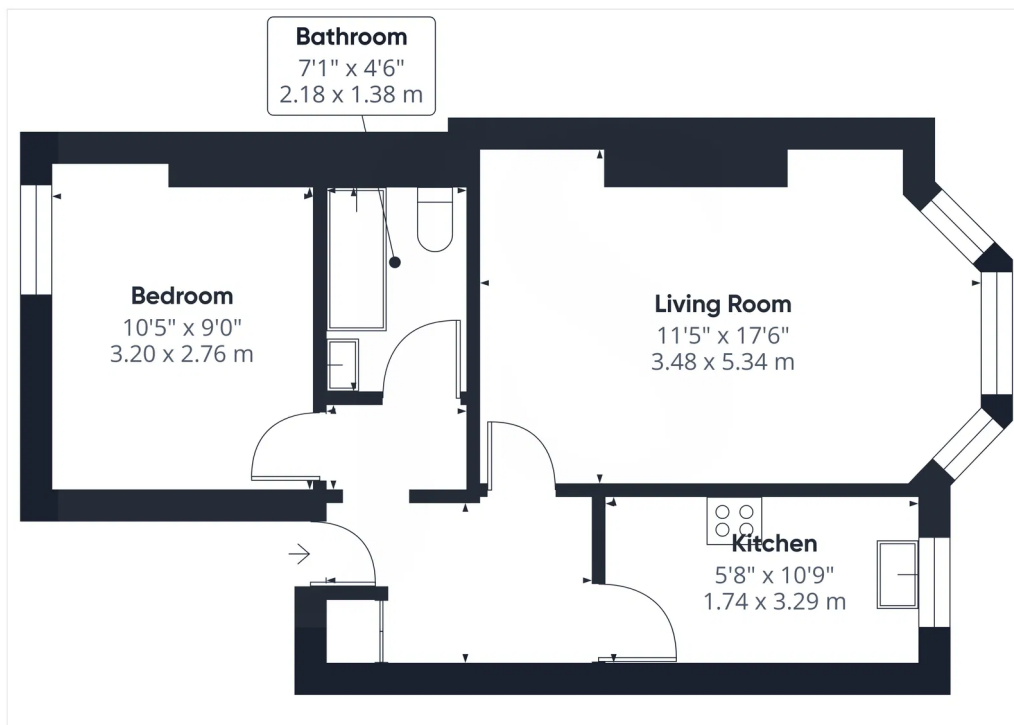
Tenure: Share of Freehold

Council Tax Band: A

- Second Floor Apartment
- One Double Bedroom
- Fitted Kitchen & Bathroom
- Moments From Worthing Seafront
- Ideal First Time Buy Or Investment
- South Facing Living/Dining Room
- Share Of Freehold
- Town Centre Location
- Close To Local Shops, Amenities & Mainline Train Station
- No Ongoing Chain

We are delighted to offer for sale this characterful second floor apartment situated in Worthing town centre, close to local shops, amenities and mainline train station. The apartment boasts one double bedroom, bay fronted south facing living/dining room, fitted kitchen & bathroom and is being sold with no ongoing chain.





Internal The apartments private front door opens into the welcoming entrance hall, with access to all rooms and a large storage cupboard. Positioned at the front of the apartment and measuring a substantial 11'5" x 17'6" is the living/dining room. This room benefits from a bay fronted window and facing south, creating a light and airy space all year round. The kitchen is situated parallel and also features south facing views. It has been fitted with an array of dark wall and floor mounted units, with space and provisions for multiple white goods. The bedroom measures a generous 10'5" x 9'0" and can comfortably fit a large double bed alongside various other free standing furniture. The bathroom has been fitted with a three piece suite including a bath with shower overhead, toilet and hand wash basin.

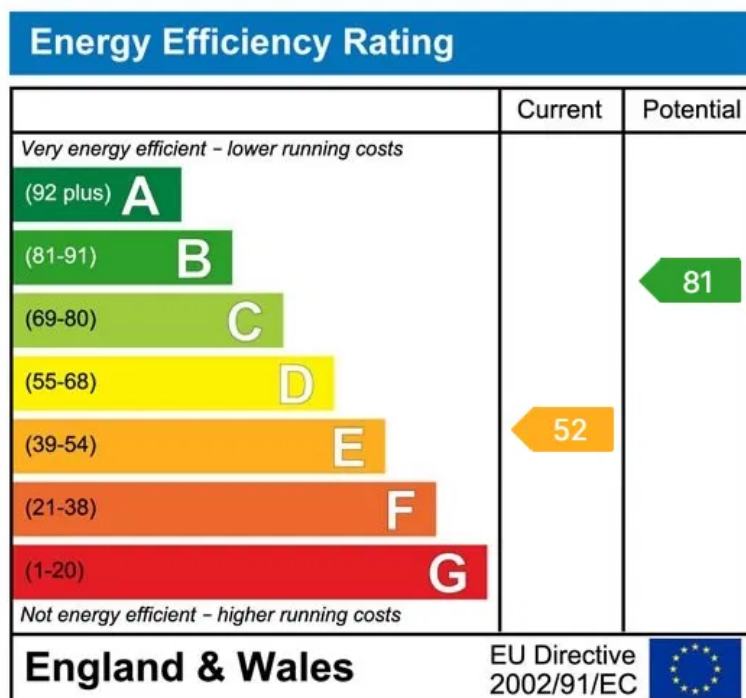
Situated Perfectly situated on the outskirts of Worthing town centre allowing easy access to wide range of shops, pubs, restaurants and leisure facilities. Worthing seafront promenade can be found approximately 100 metres from the property, the perfect place to enjoy an ice cream by the sea or an evening stroll to the pier. Worthing Mainline train station is approximately 0.7 miles away and offers links to both London and Brighton. Bus services run nearby.

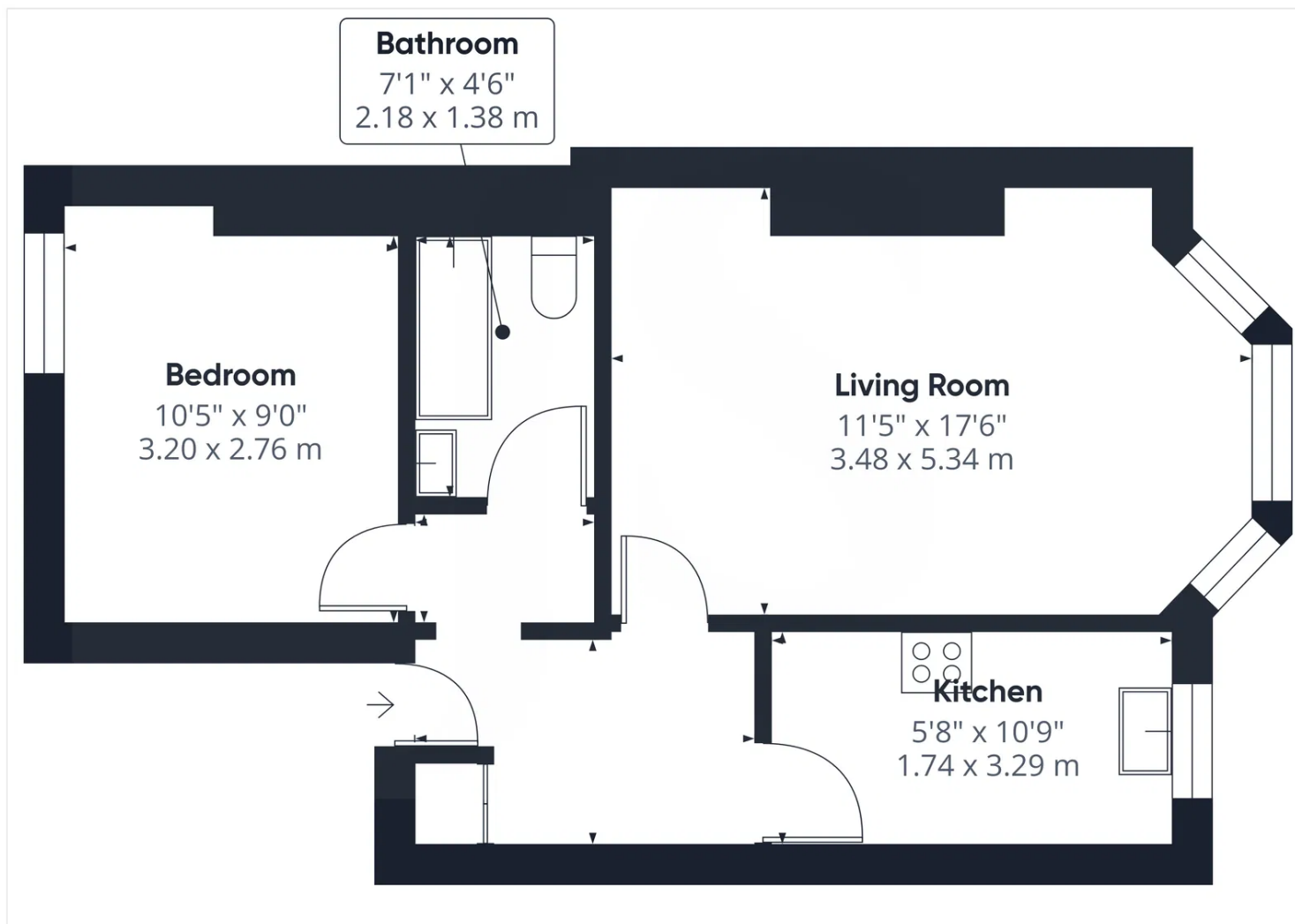
Tenure Share of freehold

Lease Length 958 years remaining

Maintenance £2200 per annum

Council Tax Band A





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Whilst we endeavour to make our properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.