



Rowlands Road, Worthing, BN11 3LG

Asking Price £240,000

Aspire Residential are delighted to offer a spacious second floor apartment close to Worthing Town Centre and Seafront. The property comprises; two double bedrooms, spacious living room, kitchen, bathroom, separate W/C and a garage. Further benefits include a long lease & no forward chain.

- Bright and spacious top floor apartment
- Being sold with no onward chain
- Single garage
- West Worthing Train Station 0.9 miles away
- Service and Maintenance: £1273 per annum

- Two good size double bedrooms
- Presented to a high standard throughout
- Worthing seafront only 0.3 miles away
- Leasehold with 173 years remaining
- Ground Rent: N/A



Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal experience. The town's vibrant cultural scene is enriched by theatres, art galleries, and frequent events, creating a lively atmosphere. With its beautiful parks, such as Beach House Park and Highdown Gardens, Worthing provides green spaces for leisure and relaxation. The town's bustling town centre features a diverse array of shops, restaurants, and entertainment venues, contributing to its reputation as a welcoming and thriving community. Worthing's accessibility, rich history, and scenic beauty make it a sought-after destination for those seeking a coastal haven with a perfect blend of tradition and modernity.



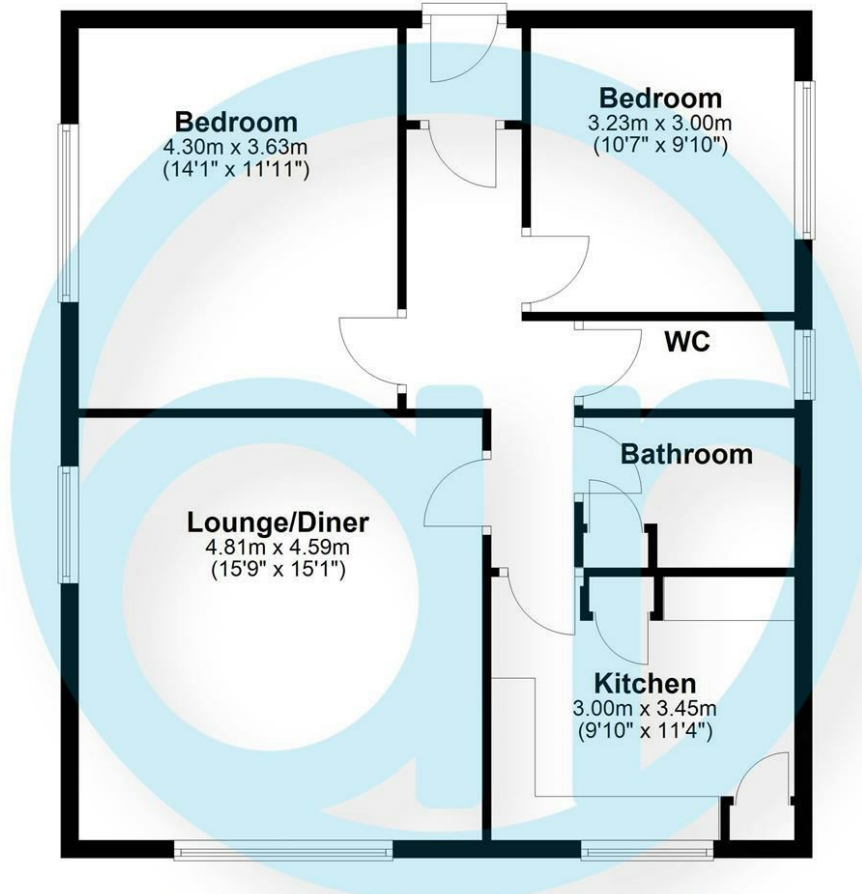
EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Floor Plan

Approx. 75.1 sq. metres (808.3 sq. feet)



Total area: approx. 75.1 sq. metres (808.3 sq. feet)

### Aspire Residential | Goring-by-Sea

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