



JAMES & JAMES
ESTATE AND LETTING AGENTS

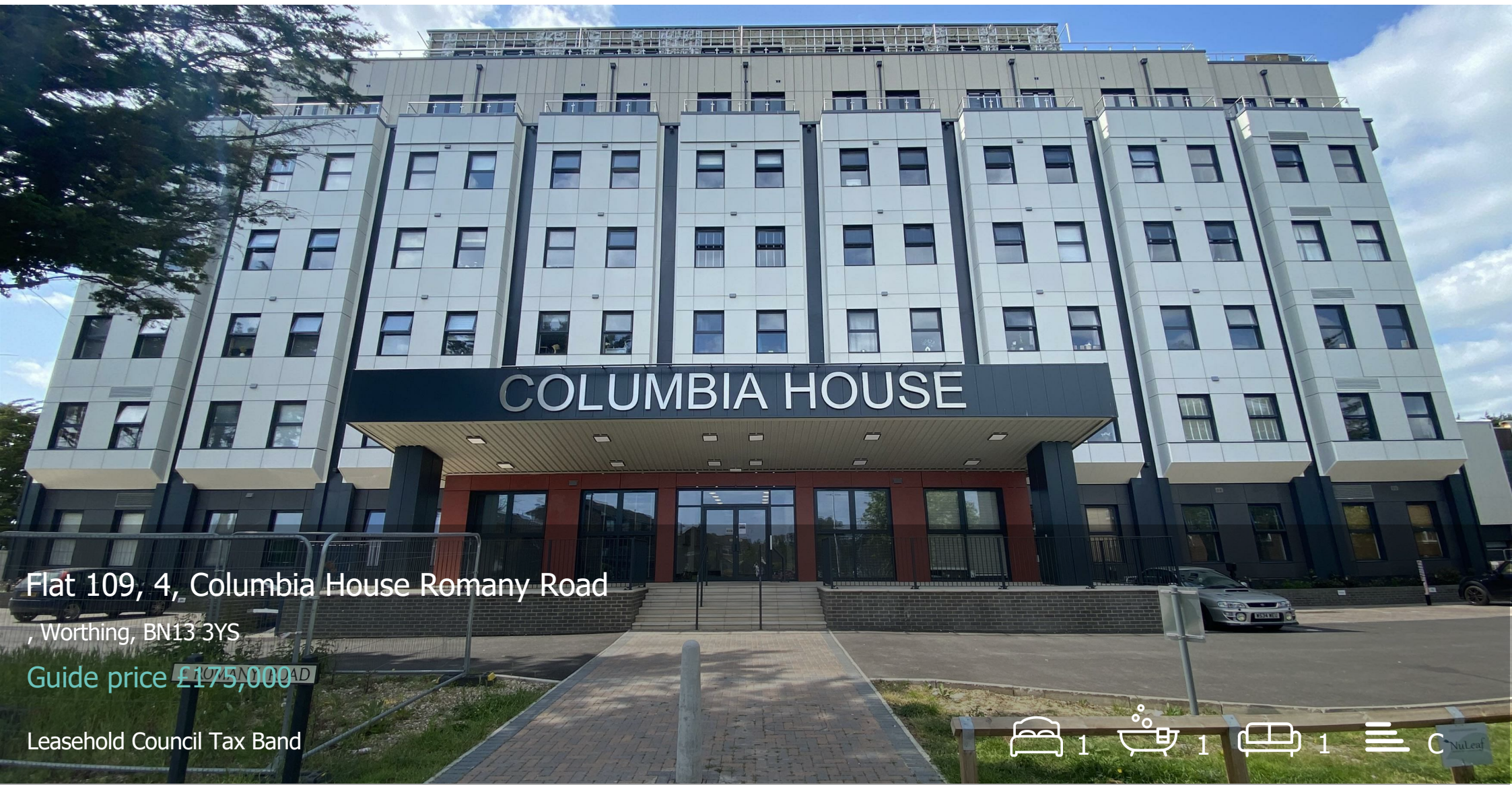
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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



Flat 109, 4, Columbia House Romany Road

, Worthing, BN13 3YS

Guide price **£175,000** AD

Leasehold Council Tax Band



James & James Estate agents are delighted to bring to the market this fourth floor luxury apartment situated in Columbia House.

In brief the accommodation comprises spacious communal entrance with passenger lift to fourth floor into the flat with an entrance hall, airing cupboard, lounge/kitchenette. The lounge has a pleasing outlook across Worthing and the kitchen boasts a range of integrated appliances including fridge, freezer, oven, induction hob, extractor fan, dishwasher and washing machine.

Additionally there is a luxury bathroom with shower over and a generous size double bedroom.

Other benefits include energy saving heating, double glazing, and allocated parking space. In our opinion internal viewing is considered essential to appreciate all that's on offer. The flat would be ideal for a first time buyer or buy-to-let investment.

Situated in favoured West Durrington, Tesco shopping store which caters for everyday needs is close by. The David Lloyd heath and spa suite is also just a short distance away.

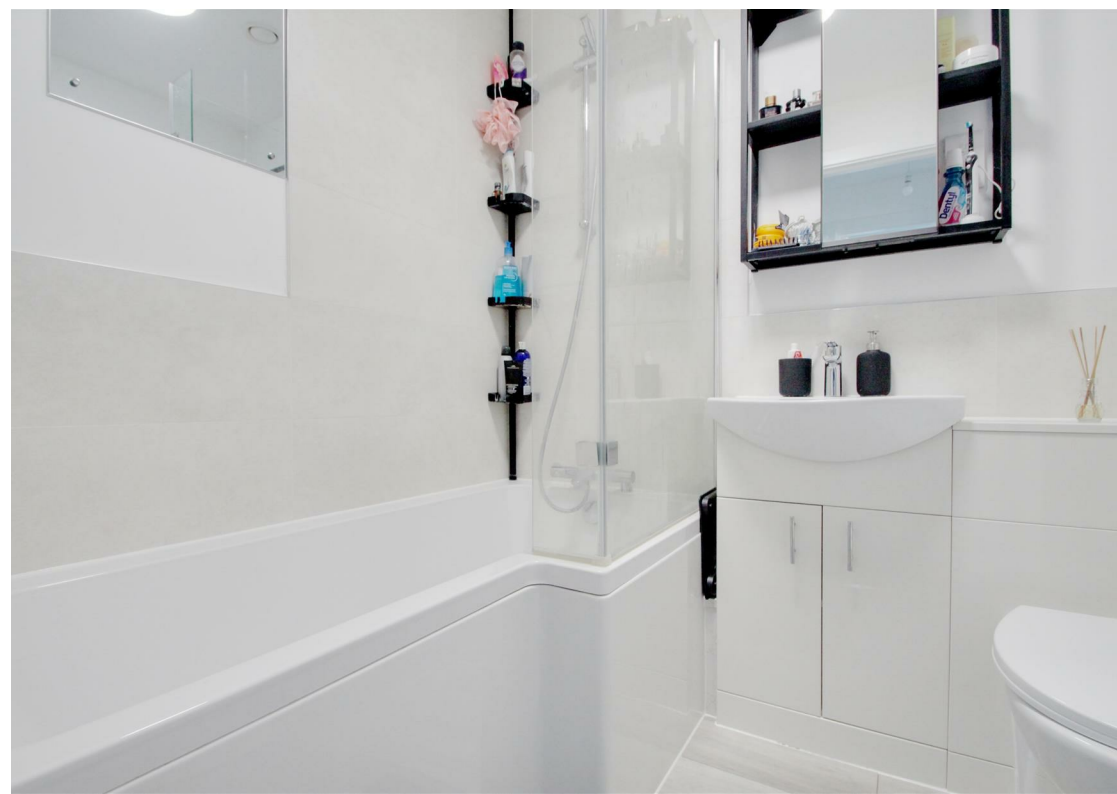
Lease length remaining - 123 years approx
Maintenance - £900pa approx
Ground rent - £250pa rpprox

Communal entrance

Passenger lift to fourth floor

Entrance hall

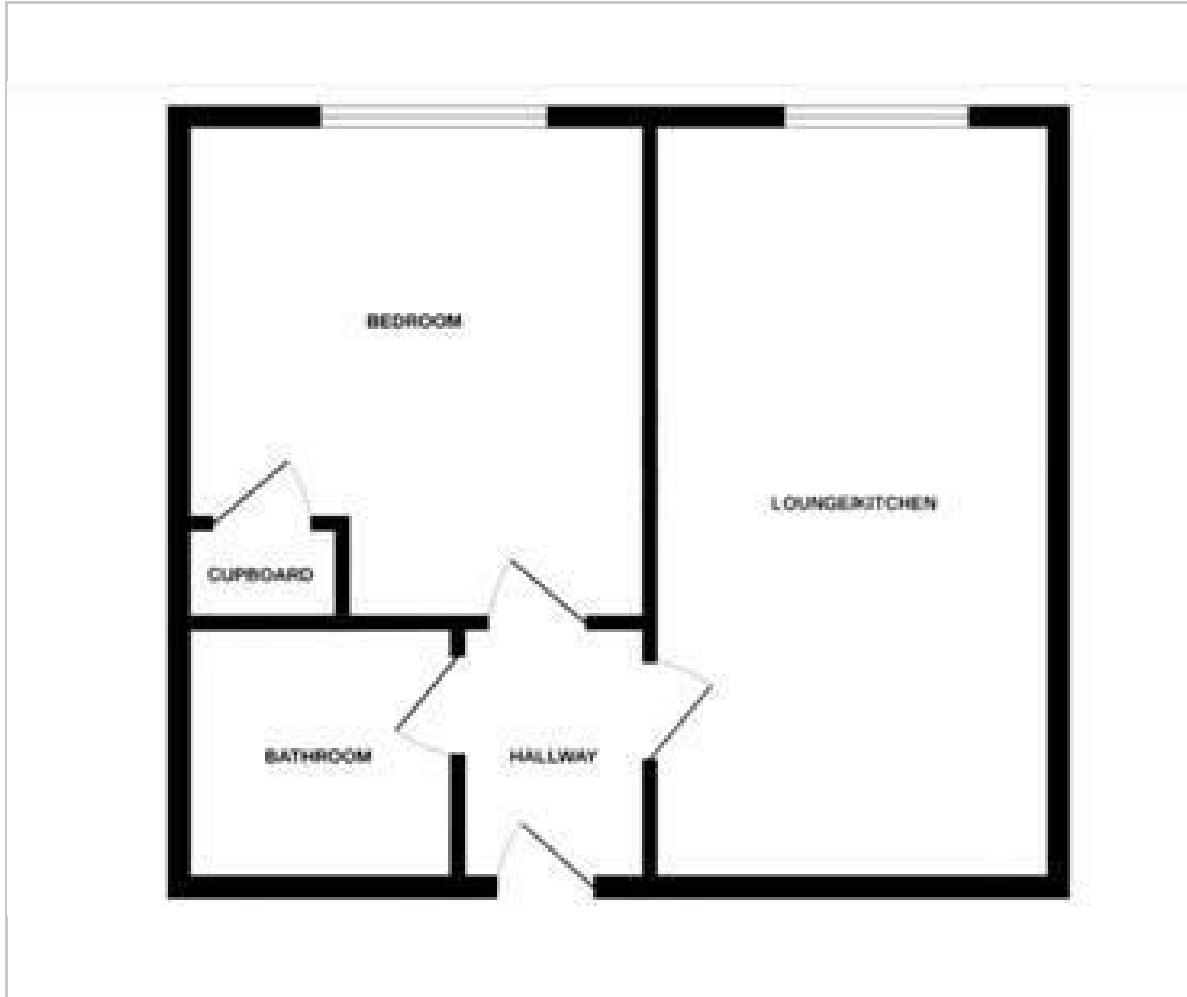
Lounge/kitchenette
20'3 x 8'11 (6.17m x 2.72m)





Double bedroom with pleasing
outlook
14'0 x 9'5 (4.27m x 2.87m)
Modern fitted bathroom

Floor Plan



Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

