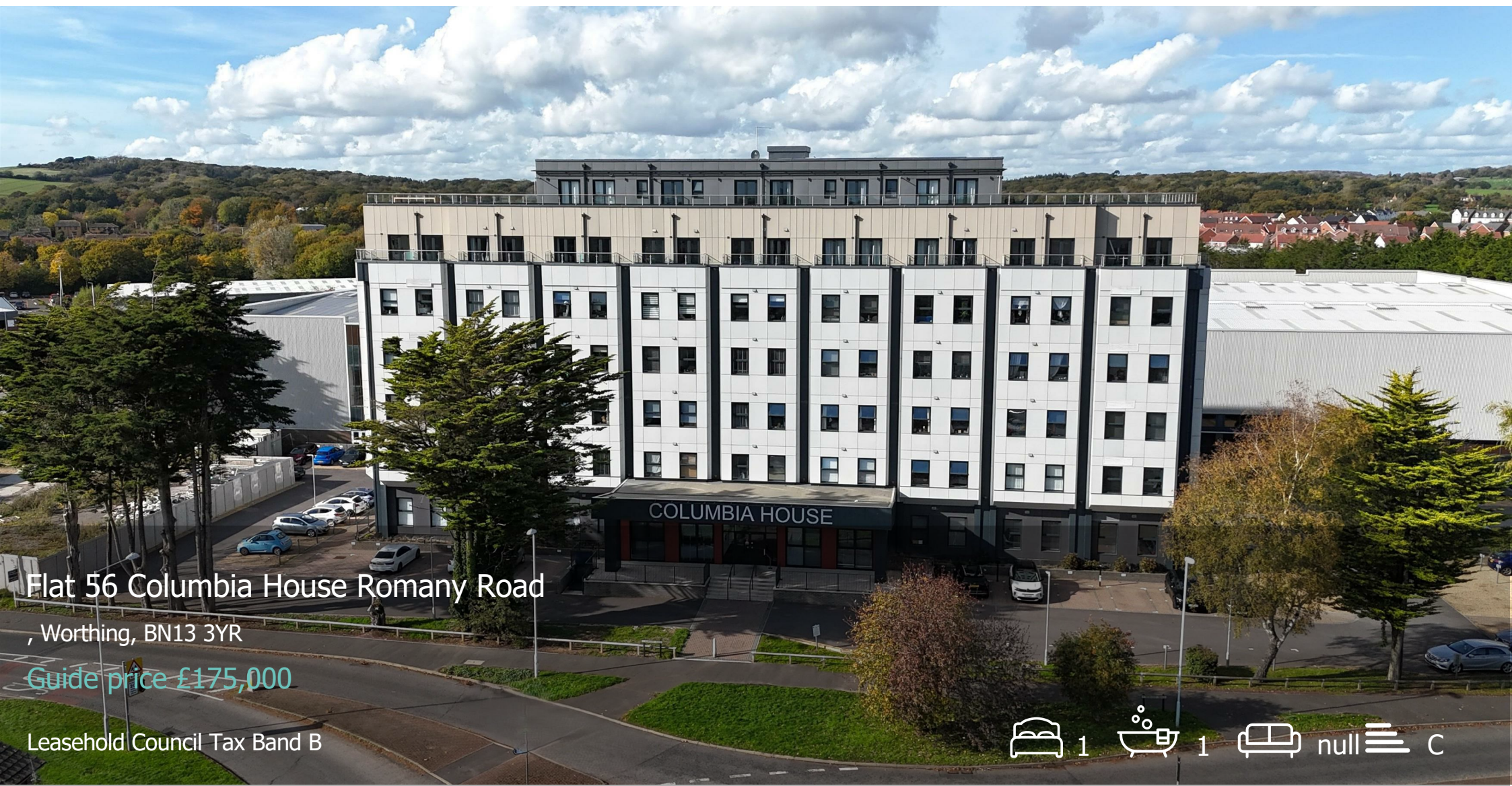




Flat 56 Columbia House Romany Road
, Worthing, BN13 3YR

Guide price £175,000

Leasehold Council Tax Band B

We are delighted to present this beautifully maintained second-floor luxury apartment located within the sought-after Columbia House development in West Durrington.

The apartment is accessed via a well-kept communal entrance hall with lift access to all floors. Upon entering, you are greeted by a spacious hallway leading into a bright and generously sized lounge.

The modern fitted kitchen is neatly set back from the main living space and includes a comprehensive range of integrated appliances such as a fridge, freezer, oven, induction hob, extractor fan, dishwasher and washing machine.

There is a luxury bathroom suite with shower over bath and a well-proportioned double bedroom, providing stylish and comfortable accommodation throughout. The property also benefits from energy-efficient heating, double glazing and an allocated parking space.

In our opinion, internal viewing is highly recommended to fully appreciate the space, finish and quality this apartment offers. It would make an excellent first-time purchase or buy-to-let investment.

Columbia House is ideally situated in the popular West Durrington area, conveniently close to local amenities including the Tesco Extra superstore, while the David Lloyd Health and Fitness Club is also just a short distance away.

The lease length remaining is approximately 122 years, with an annual service charge of around £900 and a ground rent of approximately £250 per year.

[Security Entrance](#)

[Entrance Hall](#)





Lounge Diner
14'11 x 9'6 (4.55m x 2.90m)

Kitchen
9'3 x 5'1 (2.82m x 1.55m)

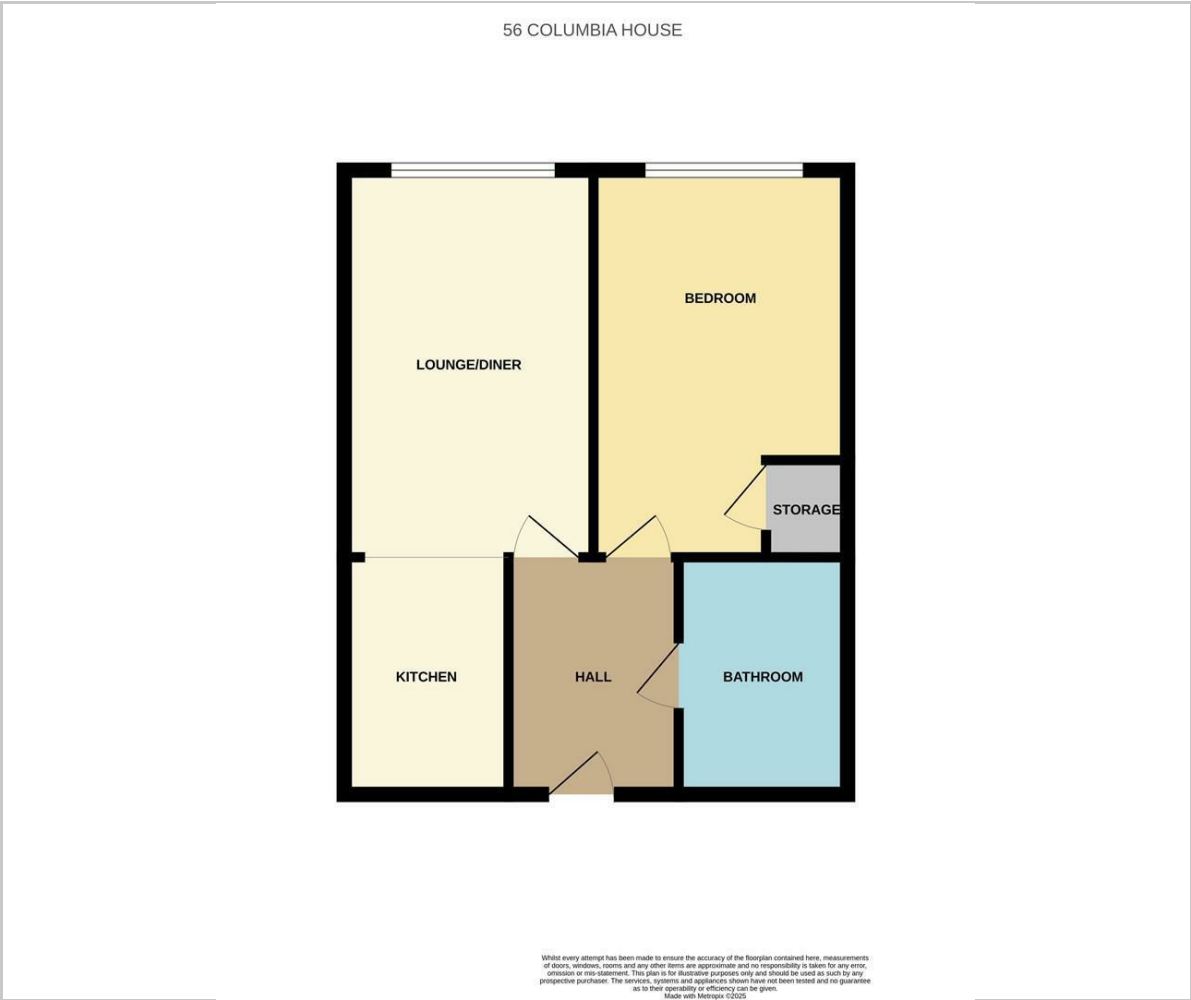
Bedroom
18'5 x 7'5 (5.61m x 2.26m)

Bathroom

Allocated Parking Space



Floor Plan



Viewing

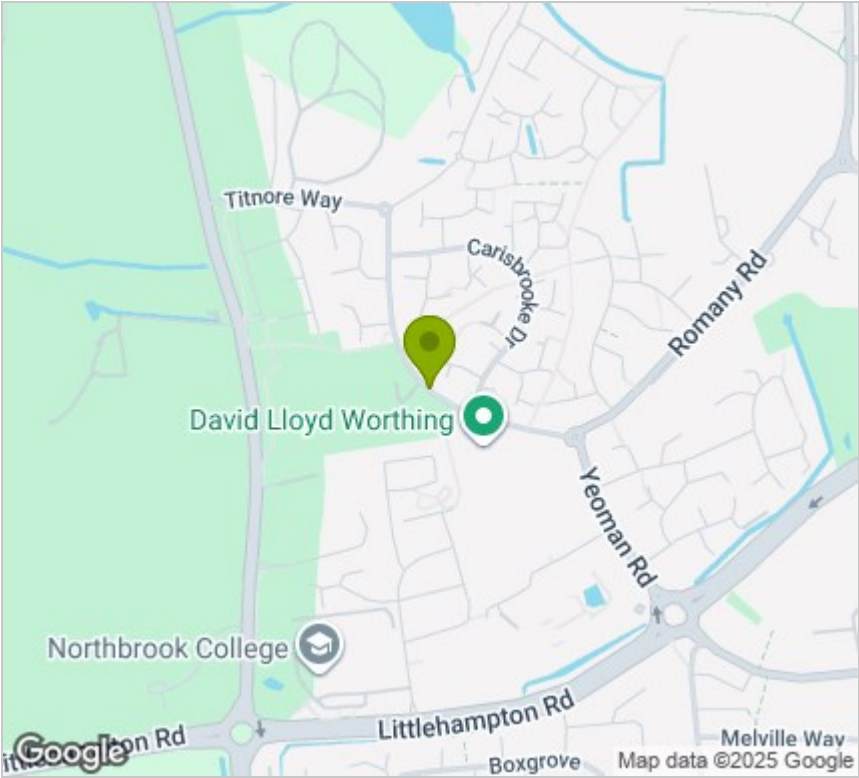
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

