



2 Brantwood Cottages 85a Rowlands Road, Worthing, BN11 3JX
Guide Price £630,000



A delightful and unique three double bedroom semi-detached town house located in Central Worthing being close to shops, school catchment and seafront promenade. Deceptively spacious the accommodation comprises: entrance hall, ground floor wc, open plan kitchen/breakfast room, dining room, living room, three double bedrooms, family bathroom and ensuite. Externally the property benefits from south aspect sun terrace, west facing side garden, garage and off road parking for one vehicle.

- Worthing Town Centre
- Semi Detached
- West Facing Garden
- South Facing Sun Terrace
- Garage and Parking
- Three Double Bedrooms
- Three Reception Rooms
- Family Bathroom and Ensuite



GROUND FLOOR

Double glazed painted oak door to:

Entrance Hall

Radiator.

Cloakroom

Close coupled wc. Pedestal wash hand basin with mixer tap. Radiator. Half tiled walls. Double glazed window. Extractor fan.

Open Plan Kitchen/Breakfast Room

6.50m max x 4.80m (21'4 max x 15'9)

Granite work surface having inset 'Franke' 1 1/2 bowl stainless steel sink with swan neck mixer tap. 5 ring gas hob with extractor cooker hood over. Fitted 'Smeg' double oven/grill. Intergrated appliances including: under counter fridge and freezer, washing machine and 'Hisense' dishwasher. Excellent range of matching cupboard and drawers. Matching eye level wall units with concealed LED lighting underneath. Additional oak breakfast bar. Wall mounted 'Valliant' combination boiler supplying gas central heating and hot water. Tiled floor. Inset ceiling spotlighting. Three double glazed windows. Double glazed french doors to GARDEN. Radiator. Undertairs storage cupboard. Door to GARAGE. Opening to:

Dining Room

3.56m x 2.46m (11'8 x 8'1)

Double glazed window to front. Inset ceiling spotlighting. Radiator.

Stairs from entrance hall to:

FIRST FLOOR

Landing

Radiator.

Living Room

4.80m x 3.48m (15'9 x 11'5)

Double glazed window. Double glazed french doors to SUN TERRACE. Radiator. Built in display shelving and cupboards. Inset ceiling spotlighting.

Bedroom One

4.80m into wardrobe x 3.12m (15'9 into wardrobe x 10'3)

Two double glazed windows to front. Radiator. Inset ceiling spotlighting, Built in double wardrobe with shelving and hanging rail.

Family Bathroom/wc

2.62m x 1.91m (8'7 x 6'3)

White suite comprising: panelled bath with mixer tap. Separate step in shower tray with glazed screen and wall mounted controls. Pedestal wash hand basin with mixer tap. Close coupled wc. Ladder style towel radiator. Double glazed window. Shaving socket. Inset ceiling spotlighting. Part tiled walls.

Stairs from first floor landing to:

SECOND FLOOR

Landing

Access to loft via hatch. Circular sun tunnel.

Bedroom Two

4.11m max x 3.76m max (13'6 max x 12'4 max)

Double glazed window to rear. Radiator. Inset ceiling spotlighting. Recessed double wardrobe with shelving and hanging rail.

Bedroom Three

4.11m into wardrobe x 3.12m max (13'6 into wardrobe x 10'3 max)

Double glazed window to front. Radiator. Inset ceiling spotlighting. Built in wardrobe with shelving and hanging rail. Recessed storage cupboard.

Modern Ensuite

2.62m max x 1.70m (8'7 max x 5'7)

Recently fitted comprising: Step in shower tray with glazed screen, wall mounted controls and over head rainfall shower. Vanity unit with drawers, wash hand basin and mixer tap. Concealed low level flush wc. Fully tiled walls. Wall mounted shelved cupboard. Mirror with concealed lighting. Double glazed window. Inset ceiling spotlighting. Chrome ladder style radiator. Jack and Jill doors opening to Bedrooms Two and Three.

OUTSIDE

South/West Facing Sun Terrace

Composite grey decking. Space for outdoor furniture.

West Facing Garden

Paved for ease and maintenance. 6ft fence surround. Borders of mature trees and bushes. Pathway to front. Side gate to:

Parking

Off road parking for one vehicle. Leading to:

Garage

5.59m x 2.77m (18'4 x 9'1)

Up and over electric door. Power and light.

Council Tax Band

Council tax band: Band E

Version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	76	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

