



50 Rowlands Road, Worthing, BN11 3JT  
£750 Per Calendar Month

**bacon** and company  
Estate and letting agents





We are pleased to present this studio flat located in the heart of Worthing. Ideally positioned close to the town centre and seafront. This first-floor flat offers a freshly decorated internal hallway, a bright south-facing studio room, a separate kitchen with oven and a bathroom with modern shower cubicle and white suite. The flat has double glazed windows and electric heating with a new high-heat retention heater being fitted in the kitchen area shortly. The property is available from early January. Council Tax Band: A. EPC Rating: E.

- First-floor studio flat in the heart of Worthing
- Short walk to Worthing town centre and seafront
- South-facing studio room
- Separate kitchen
- Close to transport links and local amenities
- Council Tax Band A
- Available early January



### Entrance Hall

Carpeted entrance hall with a double-glazed window and built-in storage housing the meters and fuse box.

### Studio Room

4.24m x 5.33m (13'11 x 17'06)

Carpeted studio room, night-storage electric heater, an electric fireplace, and a south-facing bay window.

### Kitchen

1.93m x 3.05m (6'04 x 10'0)

Fitted kitchen with lino flooring and part-tiled walls, night-storage heater and a double-glazed south-facing window. Rolled-edge work surface with cupboards and drawers beneath, space for a fridge-freezer, an electric oven with hob and extractor fan above, and a single drain stainless-steel sink with mixer tap.

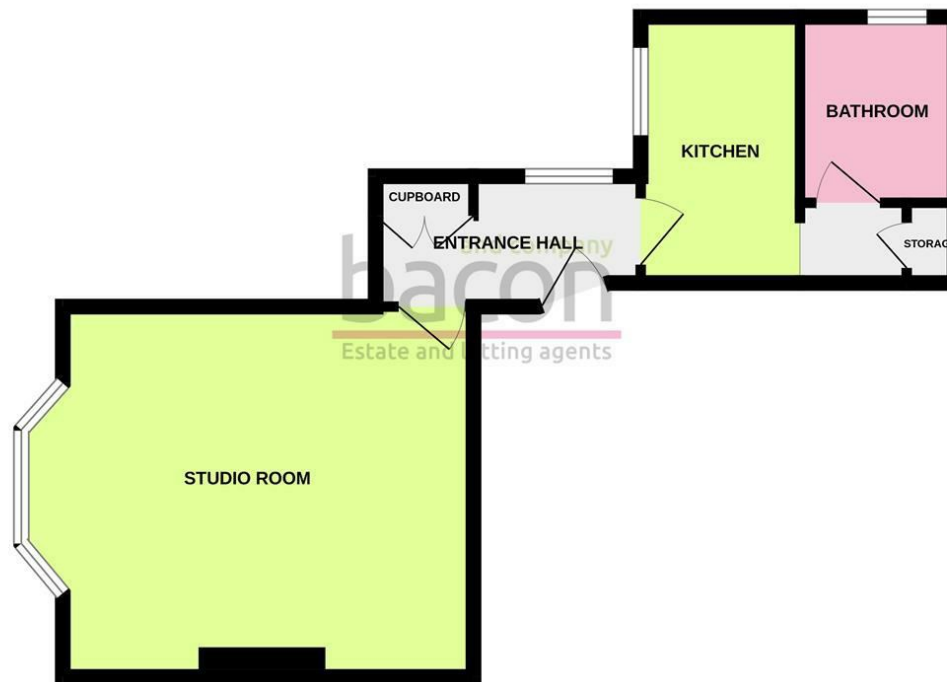
### Bathroom

1.80m x 2.21m (5'11 x 7'03)

Fully tiled bathroom comprising a white suite with a step-in shower cubicle and electric shower, pedestal washbasin, and WC. Includes vinyl flooring, an electric heated towel rail, and a double-glazed window.



## FIRST FLOOR



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.  
Made with Metropix ©2025

and company  
**bacon**  
Estate and letting agents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT

01903 524000

broadwater@baconandco.co.uk