



Flat 49, Columbia House, 4 Romany Road
Worthing

Guide Price £167,500



Flat 49

Columbia House, Worthing

Modern 1-bed apartment with open-plan kitchen/living area, stylish interior, integrated appliances, contemporary bathroom, and allocated parking space in a convenient location.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- One Bedroom Apartment
- Please Take A Look At Our Virtual Tour
- Open Plan Kitchen/Living Room
- Well Presented Throughout
- One Allocated Parking Space
- Kitchen With Integrated Appliances
- Close To Local Amenities
- Chain Free
- Second Floor With Lift Access
- Well Proportioned Double Bedroom



Open Plan Kitchen/Living Room

20' 4" x 9' 3" (6.20m x 2.81m)

An open plan kitchen/ living room comprising a good range of modern units and drawers with integrated appliances, tiled splashback, grey wood effect flooring.

Bedroom

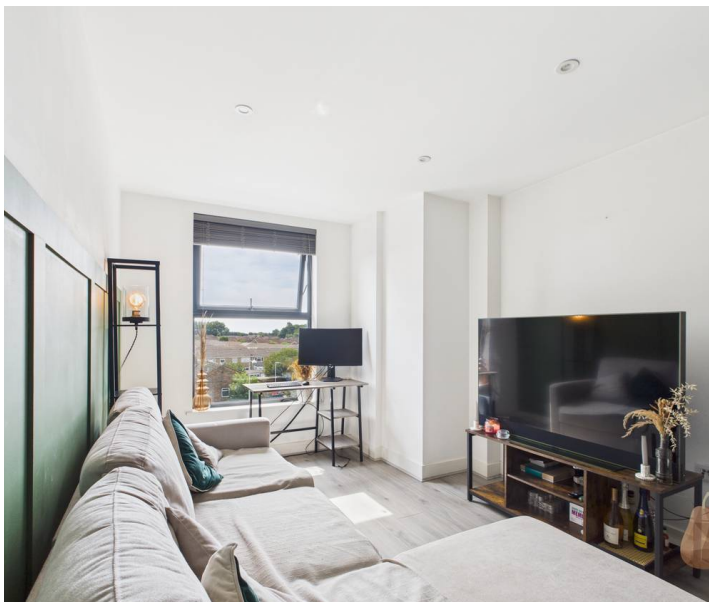
13' 8" x 9' 7" (4.17m x 2.93m)

Well presented double bedroom

Bathroom

6' 3" x 5' 7" (1.90m x 1.70m)

Modern partially tiled bathroom comprising bath with over bath shower, WC and hand wash basin



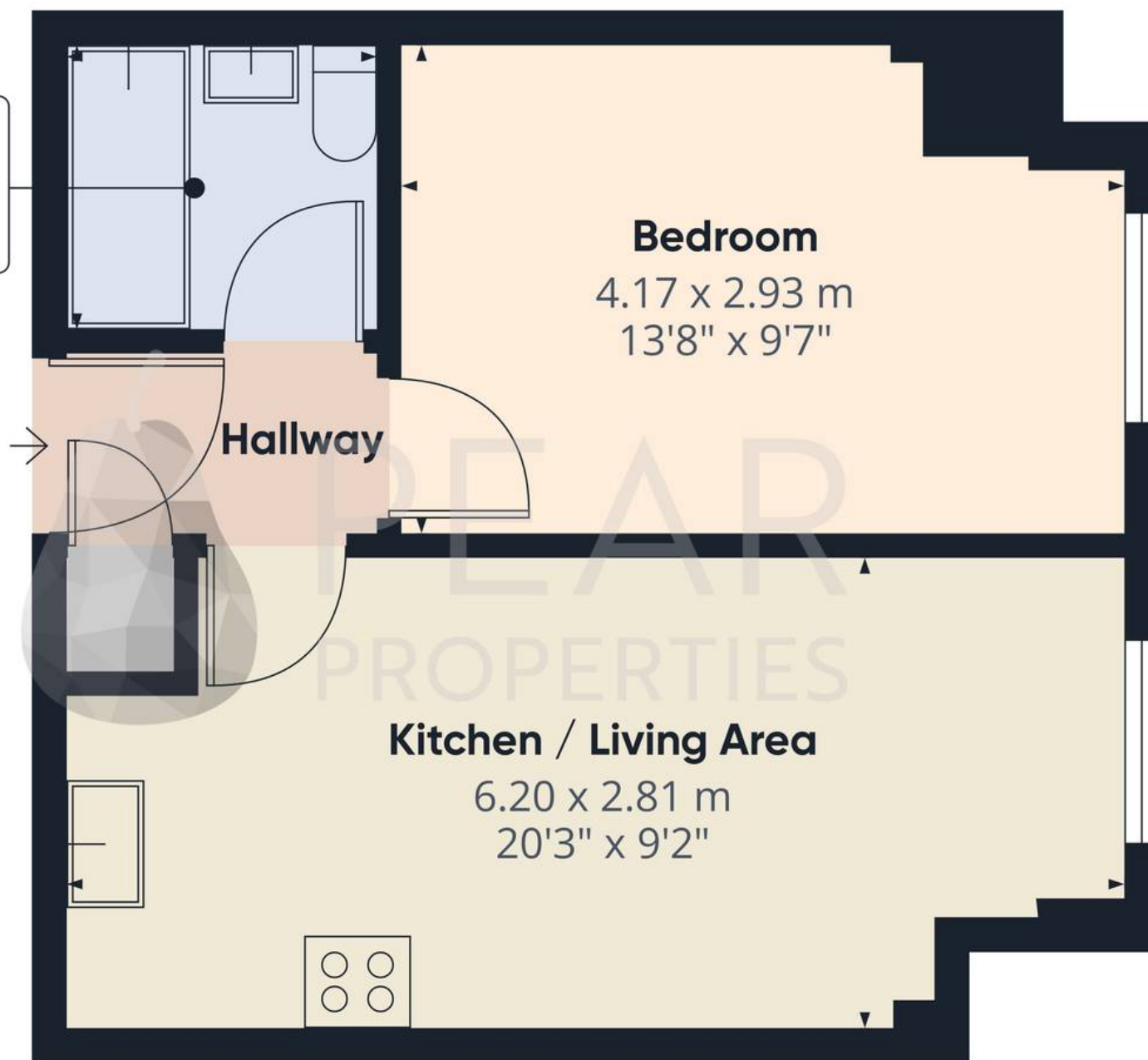
PERMIT
ALLOCATED PARKING



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Bathroom
1.90 x 1.70 m
6'2" x 5'7"



Approximate total area⁽¹⁾

33.5 m²
360 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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