



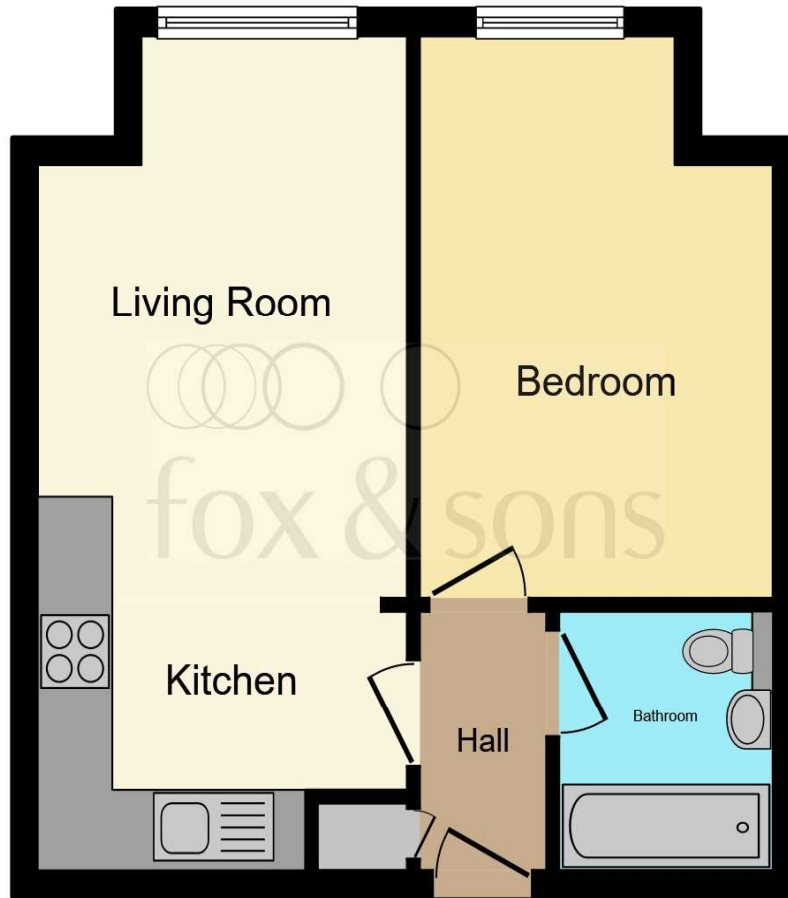
Columbia House Romany Road, Worthing BN13 3YS

welcome to

Columbia House Romany Road, Worthing

Columbia House is ideally located near Durrington Lane, within walking distance of Manor Parade, Salvington Road, and Pond Lane recreational ground. A Tesco superstore is conveniently located on New Road, and frequent bus services run nearby. The property also enjoys easy access to the A259 and A27





**Lounge And Open Plan
Kitchen**

20' 4" x 9' 11" (6.20m x 3.02m)

Bedroom

13' 8" x 9' 7" (4.17m x 2.92m)

Total floor area 35.4 m² (381 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Columbia House Romany Road, Worthing

- Bright and spacious south-facing open-plan living area
- Modern fitted kitchen with integrated appliances
- Large double bedroom
- Ensuite shower room to the bedroom
- Stylish main bathroom with bath, overhead shower, and built-in storage

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WWO107190



Property Ref:
WWO107190 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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