



## Rowlands Road, Worthing



Offers In Excess Of  
**£240,000**  
Leasehold

- Ground Floor Flat
- Private Rear Garden
- Sun Room
- High Ceilings/Original Features
- Off Road Parking
- Large Lounge
- Own Private Entrance
- Gas Central Heating & Double Glazing

We are delighted to offer to the market this one bedroom ground floor flat situated in the heart of Worthing with town centre shops, amenities, restaurants, bus routes, Worthing seafront and mainline station all nearby. Accommodation offers lounge, kitchen, one double bedroom and a bathroom. Other benefits include a private rear garden.

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**Robert  
Luff & Co**  
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## Accommodation

Frosted part glazed door entering to

### Hallway

Contemporary style vertically mounted radiator. Dimmer switch and hive heating control. High ceilings. Glazed door to:

### Lounge 17'5" x 15'10" (5.31m x 4.84m)

Spacious lounge. High ceiling with decorative period coving and ceiling rose. Contemporary style radiator. Dimmer switch. Picture rail. Sliding double glazed oak doors to conservatory.

### Kitchen 6'0" x 8'11" (1.84m x 2.73m)

Range of high gloss fitted base and wall units. Worktops integrating a black sink with mixer taps. Zanussi self-cleaning electric oven. Four ring induction hob. Double glazed window. Integrated fridge/ freezer. Integrated washer dryer. Worcester Bosch wall mounted boiler with magna flow filter to protect your heating system and boiler.

### Bedroom 12'2" x 9'10" (3.72m x 3.01m)

Double bedroom with high ceilings. Double glazed window. Wall mounted radiator. Storage recess with hanging space and further storage cupboard over. Dimmer switch.

### Shower Room

Fitted corner shower cubicle. Separate shower attachment and fitted shower. Low flush WC. Basin with mixer tap and vanity unit under. Tiled splashbacks. Tiled floor. Vertically mounted radiator. Extractor fan. Frosted double glazed window. Down lights.

### Sun Room 7'4" x 12'0" (2.26m x 3.68m)

Laid oak wood flooring. Double glazed windows. Double glazed double opening doors to garden. Fitted blinds. Vertically mounted contemporary style radiator.

### Garden

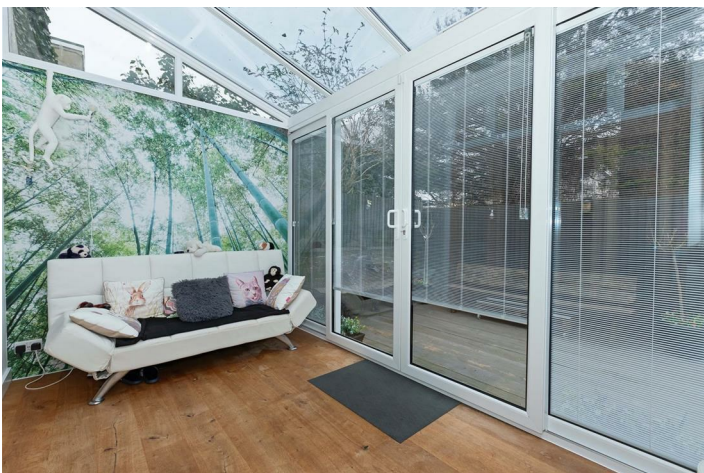
Fence enclosed rear garden. Raised decking area. Artificial laid lawn area. Gate for side access to rear with car parking space.

### Tenure

Leasehold with approximately 86 years remaining on the lease.

Annual Ground Rent - £200

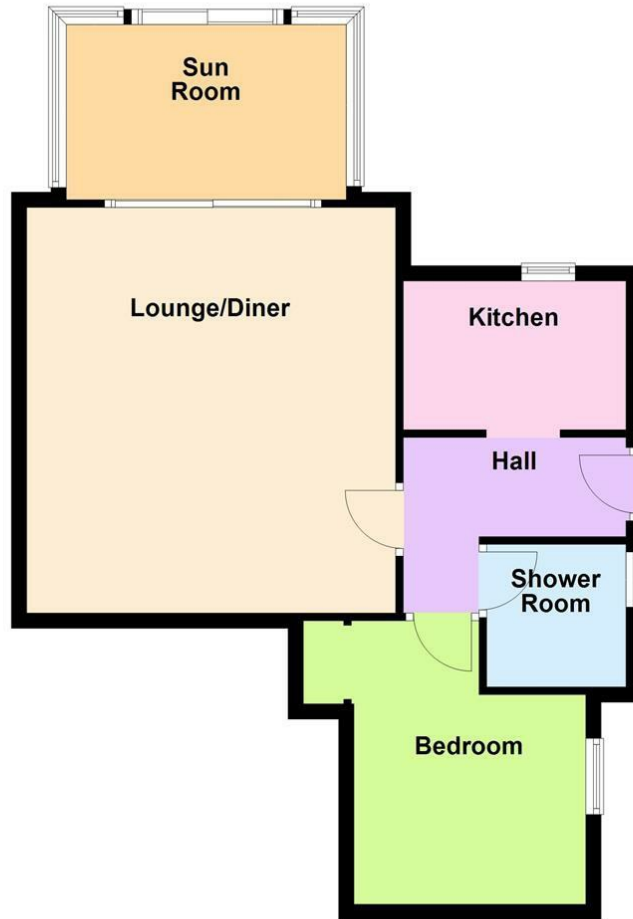
Annual Service Charge - £350



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**Floor Plan**

Approx. 60.8 sq. metres (654.4 sq. feet)



Total area: approx. 60.8 sq. metres (654.4 sq. feet)

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>			
(55-68) <b>D</b>			
(39-54) <b>E</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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.