



Asking Price
£165,000
Leasehold

Rowlands Road, Worthing

- First Floor Flat
- Two Bedrooms
- Spacious Lounge/Diner
- Investment Opportunity
- Town Centre Location
- Council Tax Band - A
- EPC Rating - D (61)
- CASH BUYERS ONLY

We are delighted to offer to the market this first floor investment opportunity, situated in the heart of Worthing, close to local shopping facilities, parks, schools, bus routes and mainline station. Accommodation offers spacious lounge, kitchen, two good sized bedrooms and a bathroom. CASH BUYERS ONLY

T: 01903 331247 E: info@robertluff.co.uk
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Accommodation

Communal Entrance

Stairs leading to first floor. Front door to landing. Electric meter. Radiator. Window. Telephone entry system.

Lounge/Diner 17'1" x 13'4" (5.21 x 4.07)

Dual aspect window. Two radiator. Picture rail. Telephone point.

Kitchen

A range of matching wall and base units. Worktop incorporating stainless steel sink with mixer tap. Space for cooker. Extractor fan. Space and plumbing for washing machine. Space for fridge. Double-glazed window. Tiled splash backs.

Bedroom One 14'7" x 13'6" (4.45 x 4.12)

Double-glazed window. Radiator. Picture rail.

Bedroom Two 12'0" x 10'0" (3.68 x 3.05)

Double-glazed window. Fire place with tiled inset. Cupboards. Radiator.

Bathroom

Panel enclosed bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level flush WC. Frosted double-glazed window. Radiator.

Tenure

Leasehold with approximately 89 years remaining on the lease.

Annual Maintenance Charge - £2,093

Annual Ground Rent - £165



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) 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	
61	74
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) 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 & Wales	
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.