



PEAR  
PROPERTIES



Columbia House, 4 Romany Road  
Worthing

Offers Over £175,000



## Columbia House, Worthing

Modern one bedroom apartment with open plan kitchen-living area, spacious double bedroom, stylish bathroom and allocated parking.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- One Bedroom Apartment
- Excellently Presented Throughout
- One Allocated Parking Space
- Modern Open Plan Kitchen / Living Room
- Kitchen With Integrated Appliances
- Modern Fitted Bathroom
- Bright Double Bedroom
- Please Take A Look At Our Virtual Tour



### **Bathroom**

5' 7" x 6' 3" (1.70m x 1.91m)

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

### **Bedroom**

15' 9" x 9' 3" (4.79m x 2.82m)

Bright well presented double bedroom with space for wardrobes

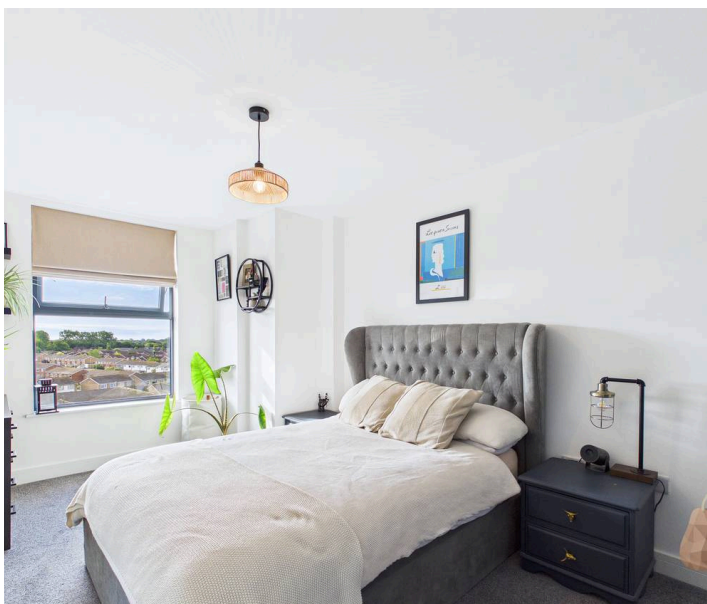
### **Open Plan Kitchen / Living Room**

14' 1" x 9' 6" (4.29m x 2.90m)

Modern open plan kitchen / living room comprising a good range of modern units and drawers with integrated appliances.

### **Allocated parking**

1 Parking Space



**Bathroom**  
1.70 x 1.91 m  
5'6" x 6'3"

**Hallway**  
1.69 x 3.01 m  
5'6" x 9'10"



Approximate total area<sup>(1)</sup>

31.6 m<sup>2</sup>  
339 ft<sup>2</sup>

(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.

GIRAFFE360





# Pear Properties

20 Crabtree Lane, Lancing - BN15 9QP

01903 947337 · [hello@pearproperties.uk](mailto:hello@pearproperties.uk) · [pearproperties.uk](http://pearproperties.uk)