



Columbia House, 4 Romany Road, Worthing, BN13 3YS
£175,000

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An extremely well presented one bedroom third floor apartment with allocated parking. Accommodation briefly comprises; communal entrance hall with private door to hallway, open plan lounge with luxury fitted shaker style kitchen with integrated appliances, one double bedroom and a contemporary bathroom. Externally the home offers an allocated parking space with visitors parking available. Benefits include double glazed windows, a long lease. Viewing highly recommended to appreciate the overall condition of this apartment.

- Third Floor Apartment
- Open Plan Living
- Allocated Parking Space
- Long Lease
- Close to Local Amenities
- Integrated Appliances
- Double Bedroom
- Viewing Highly Recommended





Communal Entrance

Well kept communal entrance with stairs and lift to all floors.

Entrance Hall

Floorboards throughout. Access to storage cupboard housing hot water cylinder.

Kitchen/Living Room

6.17 x 2.78 (20'2" x 9'1")

Floorboards throughout. A modern fitted kitchen briefly comprising; marble effect worktops. A range of fitted wall and base units. Integrated appliances including; washing machine, dishwasher, fridge/freezer, oven with four ring induction hob. Inset stainless steel sink with drainer. Spotlights throughout. Large south facing double glazed window. Wall mounted electric heater.

Bedroom

4.17 x 2.98 (13'8" x 9'9")

Carpeted throughout. Large south facing double glazed window. Wall mounted electric heater.

Bathroom

Floorboards throughout. Half tiled walls. Panelled bath with shower above. Inset vanity sink unit with storage cupboard below. Matching W/c. Wall mounted heated towel rail.

Externally

Parking

The home benefits from an allocated parking space and visitors parking is available.

Required Information

Length of lease: 121

Annual service charge:

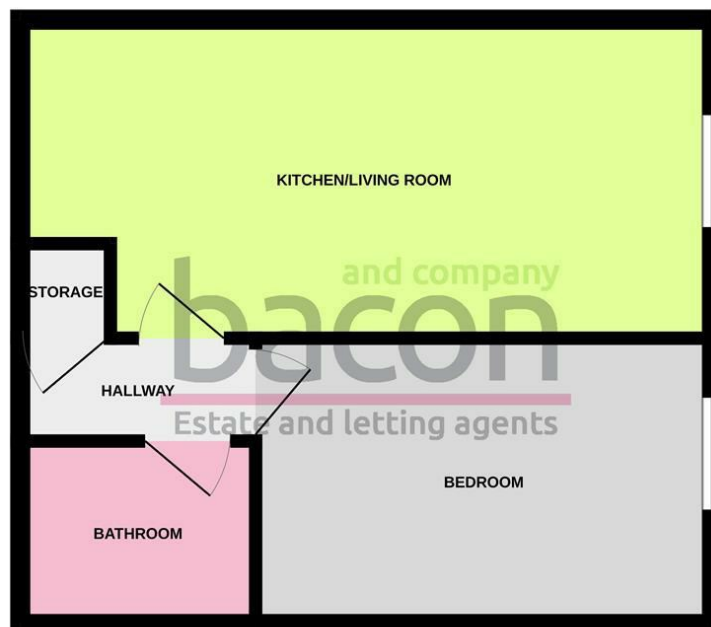
Annual ground rent:

Council tax band: A

Draft version:

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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