



Columbia House 4, Romany Road, Worthing, BN13

Guide Price **£165,000**



Property Type: Flat

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: A

- First Floor Apartment
- One Bedroom
- Modern Kitchen/ Living/ Dining Space
- Modern Bathroom
- Allocated Parking Space
- Close To Local Bus Routes
- Nearby To Tesco Superstore
- Passenger Lift & Stairs

We are delighted to offer this first-floor apartment, situated within the recently converted Columbia House. The property features a double bedroom, a modern open-plan kitchen/living/dining area, and a contemporary bathroom, along with an allocated parking space. Further benefits include a long lease and a convenient location within close proximity to local shopping facilities and excellent transport links.





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INTERNAL

A communal entrance with a secure entry phone system, stairs and a passenger lift provide access to the first floor. The front door opens into a welcoming entrance hall, with doors leading to all rooms and a useful storage cupboard. The open-plan kitchen, living, and dining area offers ample space for a range of furniture. The kitchen is fitted with modern grey wall and base units, along with integrated appliances including a fridge/freezer, dishwasher, washing machine, and a built-in oven with hob, plus a sink and drainer. The bedroom provides space for a double bed and wardrobes, and benefits from a square bay window. The contemporary bathroom comprises a P-shaped bath with a glass screen and shower over, a wash hand basin with storage below, and a WC.

EXTERNAL

The apartment benefits from one allocated parking space and visitor parking.

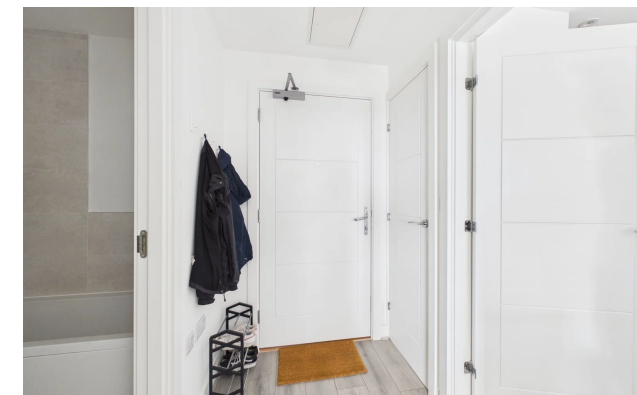
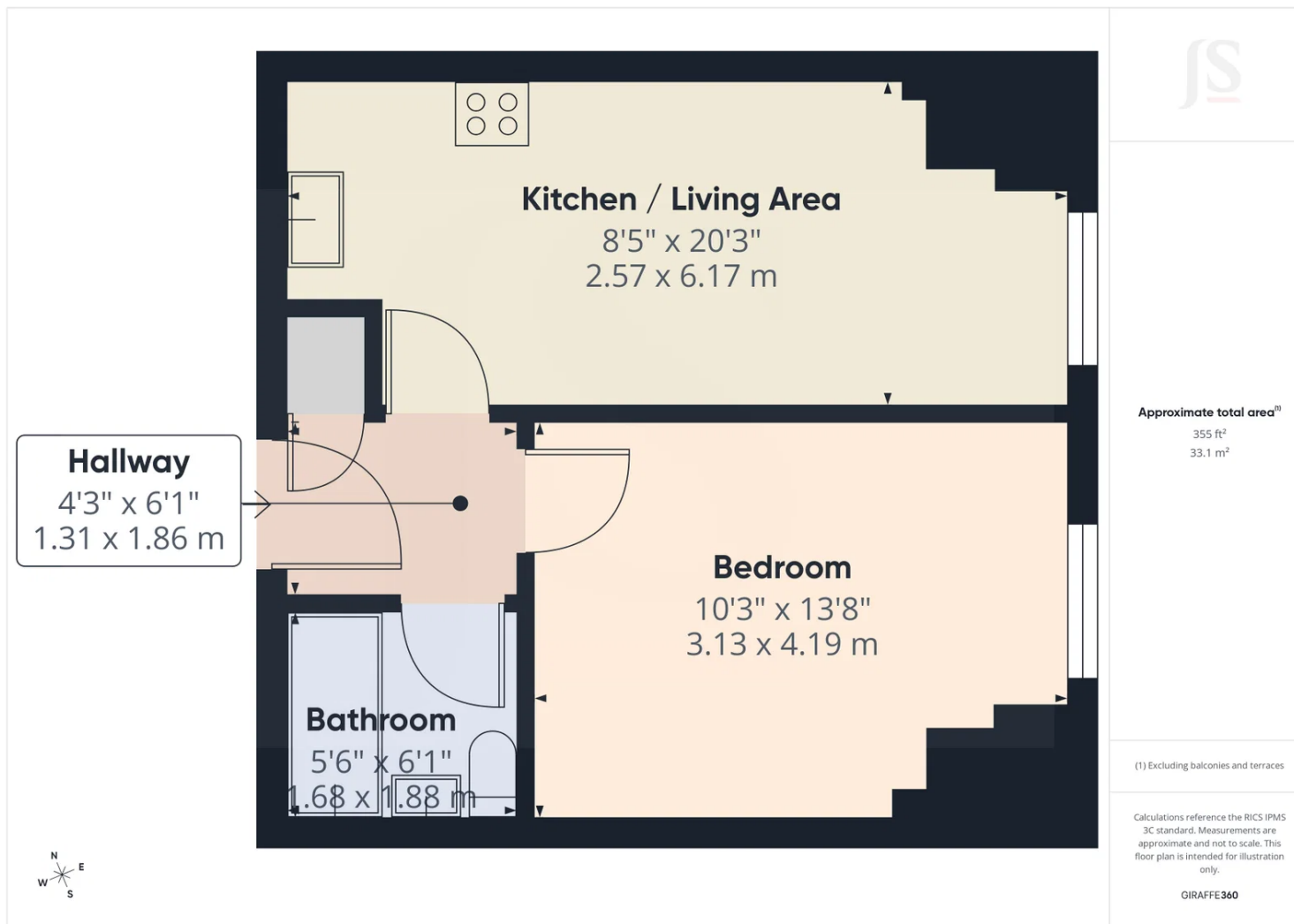
SITUATED

Located in the highly convenient area of Durrington, the property is just a short two-minute walk from the West Durrington Tesco development, which includes a pharmacy, Costa Coffee, and a selection of eateries. The David Lloyd leisure facility is approximately 0.7 miles away. Excellent transport links are available, with bus routes running nearby along Columbia Drive, and Durrington High School within easy walking distance at around 0.8 miles away. The nearest train station, Durrington-on-Sea, is approximately 1.4 miles from the property.

TENURE

Lease: 121 years remaining
Service Charge: £514.79 per quarter
Ground Rent: £250 per annum





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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	

Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.