



The Rowans, Worthing, BN11
£300,000



Property Type: Ground Floor Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Ground Floor Apartment
- Two Double Bedrooms
- Spacious Lounge/ Dining Room
- Bathroom & Separate WC & Utility Room
- Garage In Garage Compound
- Private Front Entrance
- Share of Freehold & Long Lease
- Direct Access onto The Communal Gardens
- Chain Free
- Worthing Seafront At The End Of The Road

We are delighted to bring to the market this well presented ground floor apartment. The accommodation comprises two double bedrooms, fitted kitchen, spacious lounge/dining room, bathroom, and a separate utility room. Further benefits include a private front entrance, garage located in The Rowans garage compound and direct access to the rear via a door from the lounge, providing added convenience and accessibility. Ideally situated in a popular residential location, the property is within easy reach of local shopping facilities, excellent transport links, and Worthing Seafront.





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INTERNAL

A private front door opens into a welcoming entrance hall, providing access to all rooms, a useful storage cupboard, and a separate utility room with ample space for a washing machine and additional shelving. The well-appointed kitchen is fitted with a range of wall and base units, an integrated oven and gas hob, an integrated fridge/freezer, and space and plumbing for a dishwasher. There is also ample room for a dining table and chairs. The spacious lounge/dining room offers a comfortable living area with a dedicated space for dining furniture. Large windows overlook the communal grounds, and a door provides direct access outside. The property benefits from two generously sized bedrooms, both featuring fitted wardrobes for convenient storage. The bathroom is fitted with a walk-in shower with a glass screen, wash hand basin, WC, and bidet.

EXTERNAL

Well maintained communal gardens surround the development; there is non allocated residents parking. The property benefits from a garage located in the garage compound with an up and over door.

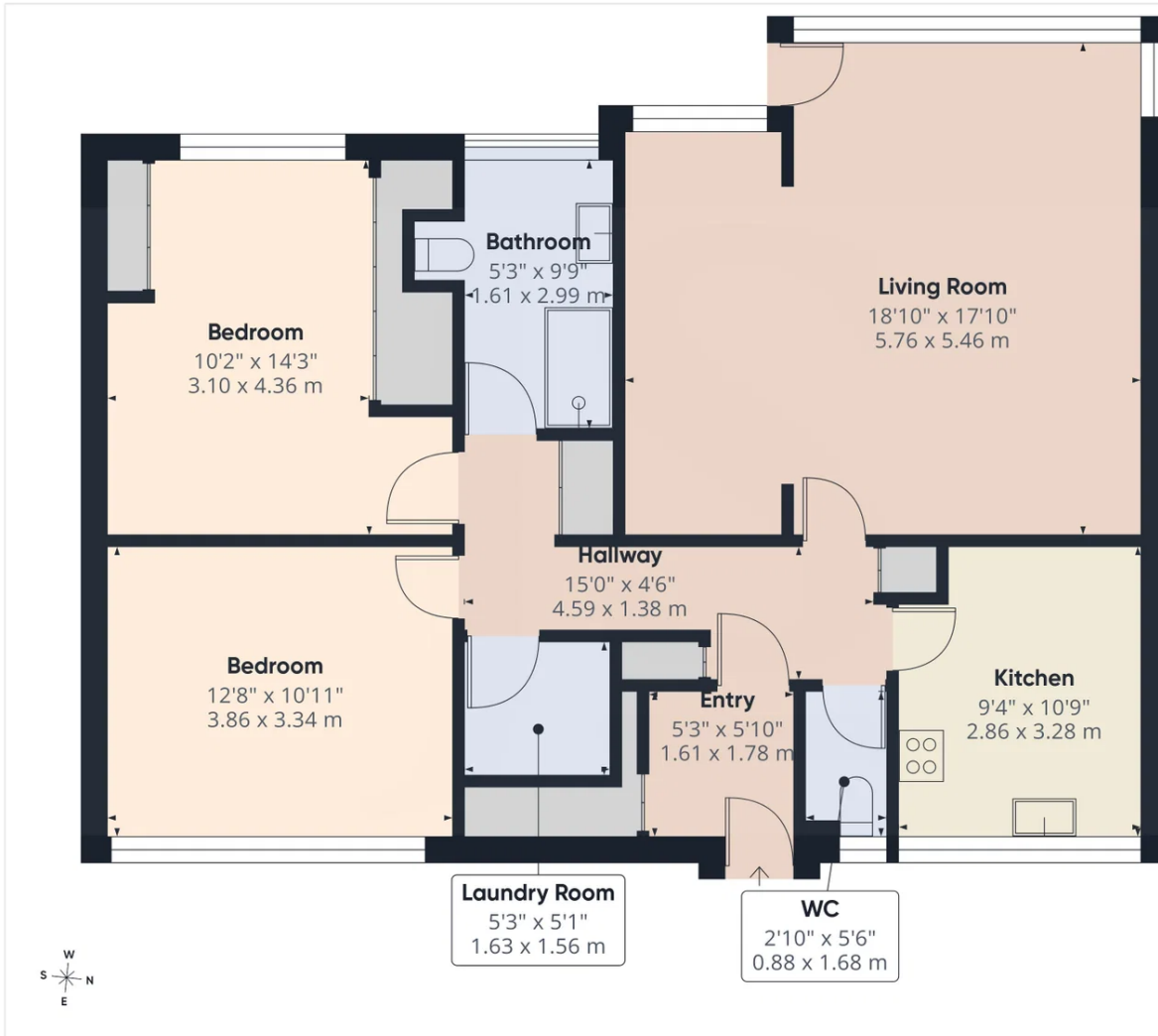
SITUATED

in a popular development on sought after Grand Avenue, close to Worthing Seafront within half a mile at the bottom of the road. Local amenities can be found on Goring Road approximately half a mile away which include coffee shops, convenience stores, eateries and a pharmacy. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately one mile away. The nearest train station is West Worthing which is approximately half a mile away whilst bus services, including 700, run along Grand Avenue.

TENURE

Share of Freehold
Lease Length: Approx. 937 years remaining
Service Charge: Approx. £2,200
Ground Rent: N/A



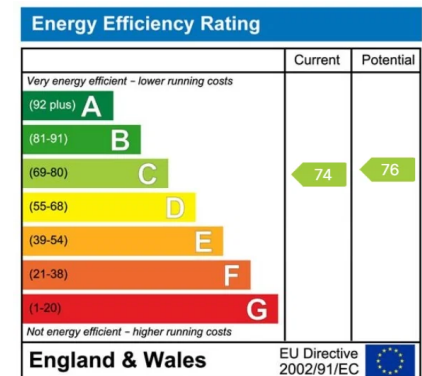


Approximate total area⁽¹⁾
983 ft²
91.3 m²

(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



Whilst we endeavour to make our 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.