



Rowlands Road, Worthing, BN11
£120,000



Property Type: Studio

Bathrooms: 1

Receptions: 1

Council Tax Band: A

- First Floor Studio Flat
- Separate Kitchen
- Bathroom
- Studio Room With Bay Window
- Close To Worthing Seafront
- Close To Local Shopping Facilities
- Chain Free
- Share of Freehold
- Long Lease

We are pleased to bring to the market this first floor studio apartment, offered for sale with no onward chain and share of freehold and long lease. The property features a bright and spacious studio room with a bay window, a separate fitted kitchen and a bathroom. Ideally situated within easy reach of Worthing seafront and a range of local shopping facilities, this apartment would make an excellent first-time purchase or investment opportunity.





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INTERNAL

A communal entrance with stairs rising to the first floor leads to the property's private front door. The entrance hall provides access to all rooms. The bright and spacious studio room benefits from dual-aspect windows, including an attractive bay window, allowing plenty of natural light and offering ample space for both living and sleeping areas. The separate kitchen is fitted with a range of wall and base units, incorporating a sink with drainer, with space for a fridge/freezer, washing machine and cooker. The bathroom comprises a panel-enclosed bath with shower over and mixer tap, wash hand basin, WC and an airing cupboard providing useful additional storage.

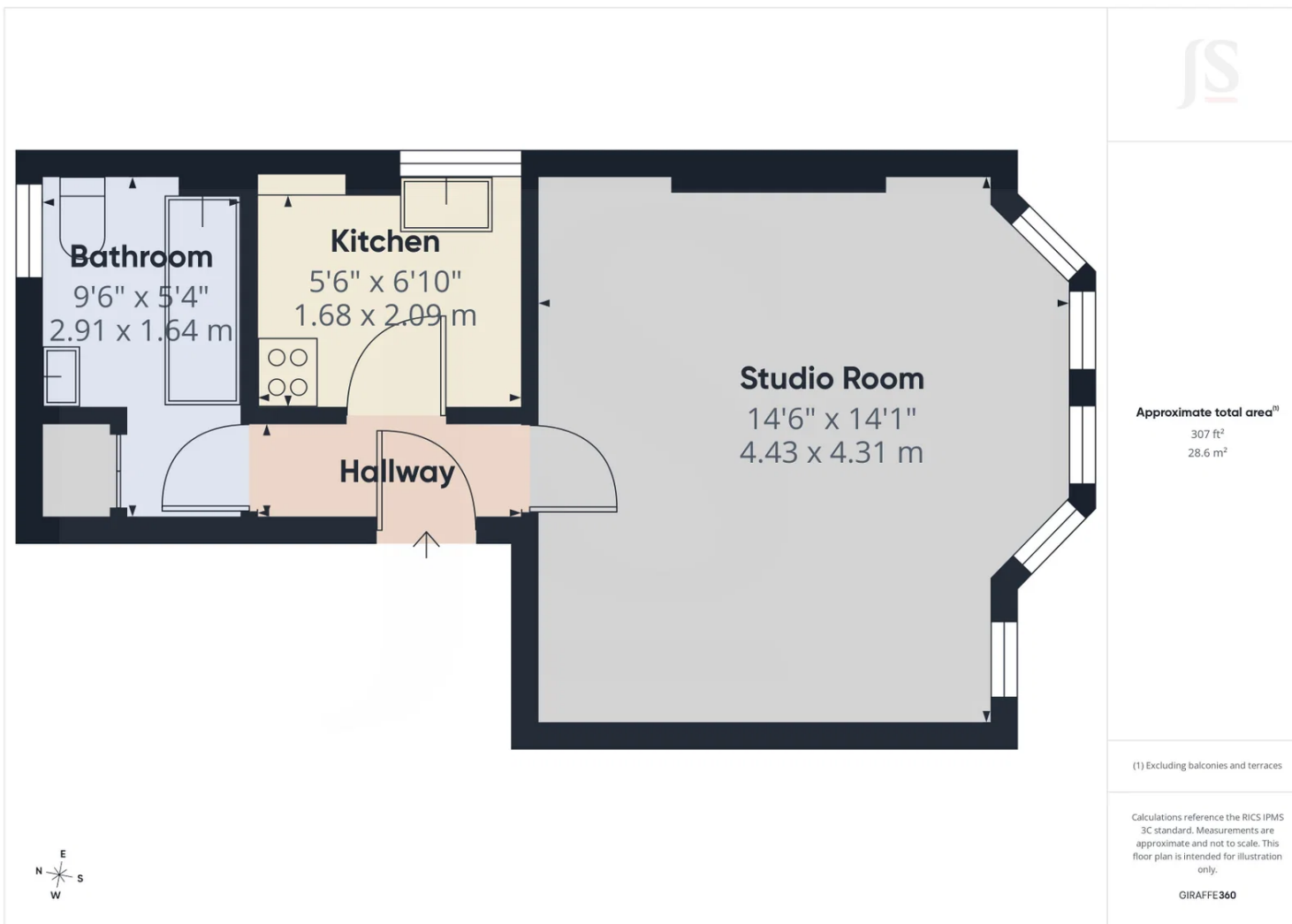
SITUATED

Situated in the popular West Worthing area, the property is less than a quarter of a mile from Worthing seafront, perfect for enjoying coastal walks and the beach. A range of everyday amenities, cafés and convenience stores can be found on Heene Road, just a short stroll away. Worthing town centre is approximately 0.4 miles from the property, offering an excellent selection of shops, restaurants, pubs, theatres, cinemas and leisure facilities. West Worthing railway station is approximately 0.8 miles away, providing convenient transport links, while regular bus services operate nearby.

TENURE

Lease: Remainder of a 999 year lease
Share of Freehold
Service Charge: £2338.50





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.