



The Rowans, Worthing, BN11
£315,000



Property Type: Maisonette

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Share of Freehold

Council Tax Band: C

- A First Floor Split Level Purpose Built Flat
- Two Double Bedrooms
- South Facing Lounge/ Dining Room
- Fitted Kitchen
- Four Piece Bathroom
- Separate Additional WC
- Share of Freehold & Long Lease
- Desirable Grand Avenue Location
- On Bus Route
- Close To Local Shopping Facilities & Worthing Seafront

We are pleased to present to the market this well-appointed first floor split-level apartment. The property comprises two double bedrooms, a south-facing lounge/dining room, a fitted kitchen, and a separate bathroom and WC. Further benefits include share of freehold ownership and a long lease. Ideally located on the highly sought-after Grand Avenue, the property is well served by nearby bus routes, local shopping amenities, and is just a short distance from Worthing seafront.





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INTERNAL

Steps lead up to a communal entrance, with further stairs rising to the front door. The front door opens into a welcoming entrance hall, which provides access to two storage cupboards, a separate WC, the kitchen, and the south-facing lounge/dining room. The kitchen is fitted with a range of wall and base units, along with a built-in oven and gas hob, sink with drainer, and an undercounter fridge. There is space for a washing machine and an undercounter freezer (both of which can be included if required), as well as room for a small breakfast table. The bright, south-facing lounge/dining room offers generous living space, enhanced by a full-length window and sliding doors opening onto a Juliette balcony. Stairs rise to the first floor landing, which also benefits from additional storage cupboards. The property features two double bedrooms, both with built-in wardrobes and connected via a Jack and Jill door. The bathroom is fitted with a four-piece suite, comprising a bath, separate shower cubicle, wash hand basin, and WC.



EXTERNAL

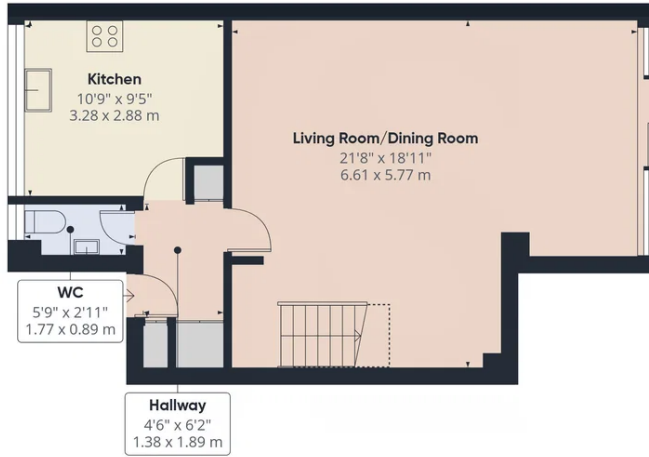
Well maintained communal gardens surround the development; there is unallocated residents parking.

SITUATED

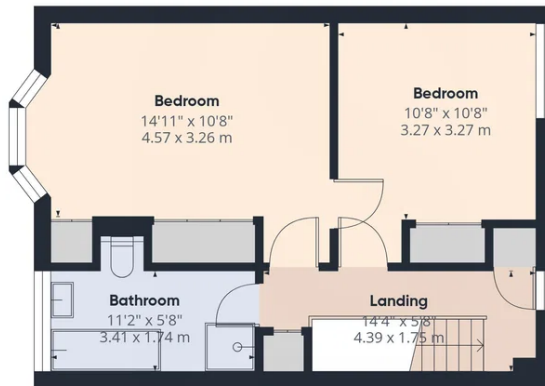
in a popular development on sought after Grand Avenue, close to Worthing Seafront within half a mile at the bottom of the road. Local amenities can be found on Goring Road approximately half a mile away which include coffee shops, convenience stores, eateries and a pharmacy. Worthing town centre with 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



Ground Floor



Floor 1



Approximate total area⁽¹⁾

981 ft²
91.1 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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.