



PEAR  
PROPERTIES



Rowlands Road, Worthing

Offers Over £145,000



## Rowlands Road, Worthing

Spacious one bedroom second floor flat in town centre, close to seafront and station. Features open plan living, period details, modern shower room, gas heating, and shared laundry.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- One Double Bedroom Second Floor Flat
- Open Plan Kitchen/Living Room with Feature Fireplace
- Modern Shower Room
- Attractive Exposed Wooden Floorboards Throughout
- Gas Central Heating
- Shared Laundry Area
- Ideal Town Centre Location
- Close To Seafront And Mainline Train Station
- Please Take A Look At The Virtual Tour



### Hallway

9' 6" x 3' 5" (2.89m x 1.03m)

Entrance hall with exposed wood floorboards.

### Bedroom

9' 1" x 8' 1" (2.77m x 2.46m)

A double bedroom with exposed wooden floorboards, radiator and door to bathroom.

### Bathroom

6' 5" x 2' 11" (1.96m x 0.90m)

Bathroom comprising shower cubicle with waterfall shower overhead, WC, chrome heated towel rail, vanity sink unit with storage beneath and further shelf storage.

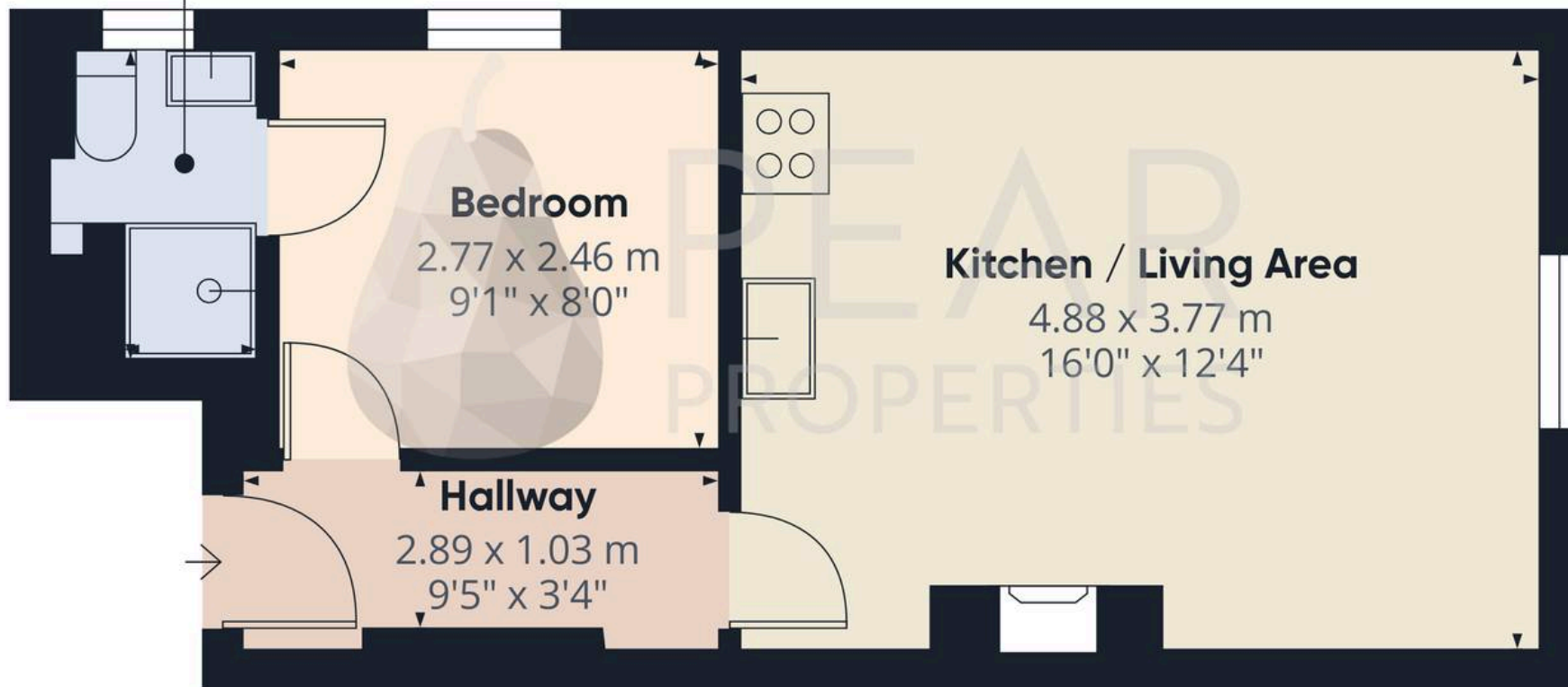
### Open Kitchen/Living Room

16' 0" x 12' 4" (4.88m x 3.77m)

Open plan kitchen/living room with feature fireplace. The kitchen area comprises modern wall and base units with integrated oven, hob, extractor fan.



**Bathroom**  
0.90 x 1.96 m  
2'11" x 6'5"



Approximate total area<sup>(1)</sup>

29.8 m<sup>2</sup>  
321 ft<sup>2</sup>

(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.

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# Pear Properties

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