



## Rowlands Road, Worthing



£950 Per  
Calendar Month

- Ground Floor Apartment
- Two Bedrooms
- Allocated Parking Space
- Close to Town & Seafront
- EPC Energy Rating E (43)

Robert Luff & Co are delighted to offer 'to let' this spacious GROUND FLOOR property located on the outskirts of the TOWN CENTRE, within a pebbles throw of the SEAFRONT. The property features two generous bedrooms, spacious lounge, kitchen, bathroom, separate WC and an ALLOCATED PARKING SPACE.

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**Robert  
Luff & Co**  
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## Accommodation

### ENTRANCE

#### Communal Entrance Hall

Door to:-

#### Entrance Hall

Electric night storage heater. Coving

#### Lounge 15'10 x 15'0 (4.83m x 4.57m)

Television point. Two electric night storage heaters. Wall lighting. Coving. Dual aspect double glazed windows.

#### Kitchen 11'2 x 9'10 (3.40m x 3.00m)

Range of matching wall and base units. Stainless steel sink unit inset into worksurfaces with mixer tap and drainer. Four ring 'Bosch' hob inset with oven under and extractor over. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Wall heater. Storage cupboard with shelving. Tiled splash back. Double glazed window to rear aspect.

#### Bedroom One 14'0 x 12'0 (4.27m x 3.66m)

Fitted wardrobe with hanging and shelving. Electric night storage heater. Coving. Double glazed window to side aspect.

#### Bedroom Two 11'0 max x 10'0 (3.35m max x 3.05m)

Fitted wardrobe with hanging and shelving. Electric night storage heater. Coving. Double glazed window to side aspect.

### Bathroom

Panel enclosed bath with mixer tap and shower over. Pedestal wash hand basin. Heated towel rail. Cupboard housing hot water tank. Extractor fan. Shaver point. Fully tiled walls. Frosted double glazed window.

### Separate WC

Low level flush WC. Frosted double glazed window.

### OUTSIDE

#### Communal Gardens

#### Allocated Parking Space

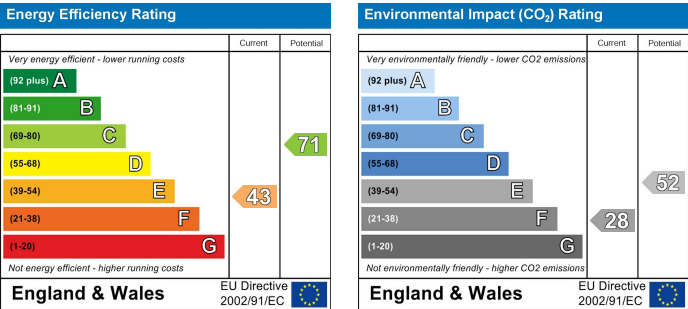
Number 21.



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The services, systems and appliances listed in this section have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. All measurements are approximate.