



## Rowlands Road, Worthing

£1,150

- First Floor Flat
- Two Bedrooms
- Spacious Lounge
- New Carpets
- Town Centre Location
- Council Tax Band - A
- EPC Rating - D (61)
- Central location

Robert Luff and Co are delighted to offer to the market this first floor rental opportunity, situated in the heart of Worthing, close to local shopping facilities, parks, schools, bus routes and mainline station. Accommodation offers spacious lounge, kitchen, two good sized bedrooms and bathroom.

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**Robert  
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## Accommodation

### Communal Entrance

Stairs leading to first floor. Front door to landing. Electric meter. Radiator. Window. Telephone entry system.

### Lounge 17'1" x 13'4" (5.21 x 4.07)

Dual aspect window. Two radiator. Picture rail. Telephone point.

### Kitchen

A range of matching wall and base units. Worktop incorporating stainless steel sink with mixer tap. Space for cooker. Extractor fan. Space and plumbing for washing machine. Space for fridge. Double-glazed window. Tiled splash backs.

### Bedroom One 14'7" x 13'6" (4.45 x 4.12)

Double-glazed window. Radiator. Picture rail.

### Bedroom Two 12'0" x 10'0" (3.68 x 3.05)

Double-glazed window. Fire place with tiled inset. Cupboards. Radiator.

### Bathroom

Panel enclosed bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level flush WC. Frosted double-glazed window. Radiator.





Energy Efficiency Rating	
Very energy efficient - lower running costs	CurrentPotential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	CurrentPotential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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