



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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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)

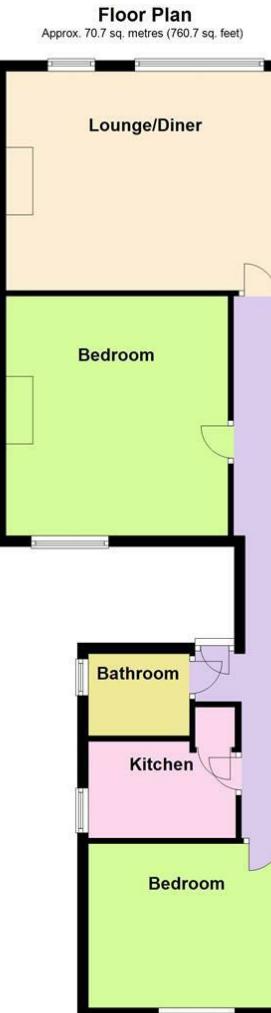
Double-glazed window. Fire place with tiled inset. Cupboards. Radiator.

Bathroom

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



Floorplan



Total area: approx. 70.7 sq. metres (760.7 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F	61	74	(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.