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We are delighted to offer this well-presented one-bedroom second-floor apartment, ideally situated in the heart of Worthing town centre, just moments from the seafront and a fantastic range of shops, cafés, restaurants and local amenities. Offering an extended lease of approximately 179 years, this property presents an excellent opportunity for first-time buyers, investors or those seeking a conveniently located coastal home.

The accommodation comprises a welcoming entrance hall leading to a bright open plan living room with a fitted kitchen area, creating a comfortable and practical living space. The generous double bedroom benefits from direct access to the shower room, while gas central heating ensures year-round comfort.

Residents also have use of a shared laundry area together with a private lockable storage cupboard, providing useful additional storage. Combining a highly convenient central location with well-maintained accommodation and an exceptionally long lease, this apartment is perfectly suited to modern living, a buy-to-let investment or a lock-up-and-leave seaside retreat.

#### **Tenure**

Leasehold with 179 years remaining.

Service Charge: £1,047 per annum.

No Ground Rent.

#### **Key Features**

- One bedroom second-floor apartment
- Extended lease with approximately 179 years remaining
- Open plan living room with fitted kitchen area
- Double bedroom with adjoining shower room
- Gas central heating
- Shared laundry facilities
- Private lockable storage cupboard
- Worthing town centre location close to shops, cafés and restaurants
- Just moments from the seafront and ideal for first-time buyers or investors
- Council Tax Band A | EPC Rating C



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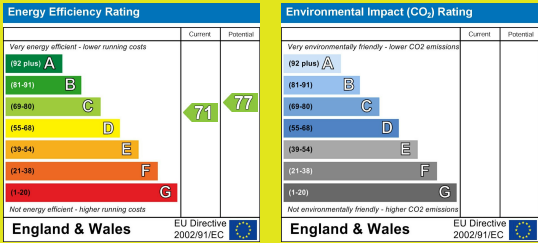
Robert  
Luff & Co

Floor Plan Rowlands Road

Floor Plan  
Approx. 31.7 sq. metres (341.6 sq. feet)



Total area: approx. 31.7 sq. metres (341.6 sq. feet)



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.