



Offers In Excess Of
£105,000
Leasehold

Rowlands Road, Worthing

- Purpose Built Studio Apartment
- Long Lease
- Situated in the heart of Worthing
- Refurbished in 2016
- Great Investment Property
- EPC Rating TBC

Robert Luff & Co are delighted to offer to the market this refurbished studio flat which is a great investment opportunity, situated in the heart of Worthing, close to local shopping facilities, restaurants, the beach, bus routes and mainline station. Accommodation comprises of one room, kitchen and bathroom. Other benefits include a long lease. The block is managed under the 'Right to Manage' scheme and a local block management company manages all aspects of block maintenance and safety.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Communal Entrance

Communal front door, leading to

Hall

Front Door

Studio Room

Two double-glazed windows. Electric heater. TV point. Telephone point.

Kitchen

A range of wall and base units. Worktop. Stainless steel sink unit with mixer tap and drainer. Built in single electric oven with four ring induction hob and extractor fan over. Space for under counter fridge. Space and plumbing for washing machine.

Shower room

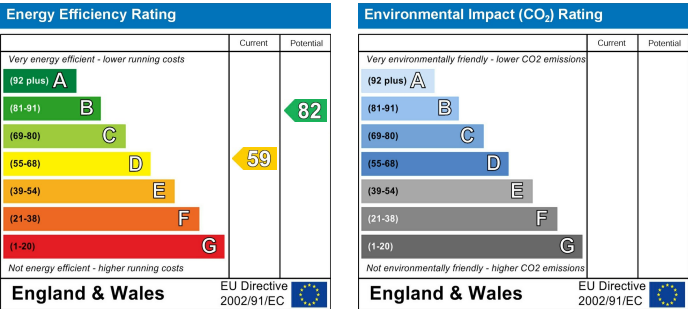
Corner shower cubicle, with shower attachment. Low level flush WC. Hand wash basin with mixer tap, and vanity unit. Frosted double-glazed window.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

T: 01903 331247 E: info@robertluff.co.uk

www.robertluff.co.uk



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.