

Share of Freehold - Offers In Excess Of £325,000



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Description

We are delighted to offer to the market this ground garden floor flat, situated in the heart of Worthing, close to shops, restaurants, seafront, promenade, bus routes and mainline station. Accommodation comprises of lounge, kitchen, two bedrooms, family bathroom. Other benefits include share of the freehold and a good sized private rear garden.

Key Features

- Ground Floor Flat
- Modern Kitchen and Bathroom
- Share of Freehold
- Two Double Bedrooms
- Private Rear Garden
- EPC Rating - D (59)





Communal entrance

Door leading to:

Entrance hall

Main front door. Stripped wooden floor. Radiator. Telephone point. Thermostat. Under stairs storage cupboard. Cupboard housing boiler with shelves.

Lounge

4.85m x 3.96m (15'11 x 13')

Double-glazed window. Adam style fireplace. Striped wood floor. Coving. Strip wood door with glass panels. Picture rail. TV point. Dimmer switch. Telephone point.

Kitchen/Breakfast room

3.91m x 2.97m (12'10 x 9'9)

Double-glazed window to rear. Selection of wall and base units. Worktop with one and half sink unit with mixer taps. Electric oven and four ring gas hob. Space and plumbing for washing machine. Space for fridge/freezer. Tiled splash back walls. Space for Breakfast table. Radiator. Door leading to rear garden.

Bedroom One

4.34m max x 3.86m max (14'3 max x 12'8 max)

Two double-glazed windows. Strip wood floor. Coving. Picture rail. Radiator. Dimmer Switch.

Bedroom Two

2.84m x 2.79m (9'4 x 9'2)

Double-glazed window. Radiator.

Bathroom

P shaped bath with mixer tap and shower attachment and separate rain fall shower head. Pedestal hand wash basin. Low level flush WC. Two frosted double-glazed window.

Outside

Rear Garden

Lawn area and flower borders. Patio. Tap. Side recess and gate. Brick built storage unit.

Tenure

Share of Freehold. Maintenance as & when works need to be done.



Floor Plan Rowlands Road



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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	EU Directive 2002/91/EC

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

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