



1



3



2



D



Description

Robert Luff & Co are delighted to present this charming and character filled, two bedroom apartment occupying the entire first floor of this beautiful Victorian building, ideally situated just yards from the beach with town centre shops, restaurants, bus routes, parks and the mainline station all nearby.

Versatile accommodation offers a grand entrance hall with ground floor utility area and storage cupboard, a beautiful original tiled floor, stairs leading to the first floor landing with study area, triple aspect lounge/dining room with a stunning National Trust style fireplace, refitted kitchen/breakfast room with space for dining, two double bedrooms, two separate bathrooms, a walk in dressing room and home office. Other benefits include a private entrance with courtyard area, original sash windows, gas fired central heating and loft space. This property really is a must view.

Key Features

- Stunning Apartment Occupying The Entire First Floor
- Beautiful Victorian Charm & Character
- Original Features
- Yards From The Beach
- Two/Three Double Bedrooms
- Two Family Bathrooms
- Close To Town Centre Shops & Restaurants
- Must View
- Sole Agency



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co



Grand Private Entrance

With wooden pillars and leaded light windows, tiled floor with original Victorian front door opening into:

Entrance Hall

15'7" x 14'9"

Original tiled floor, traditional Victorian height ceilings with pocket windows to front, built in cupboard housing meters, door into:

Utility Room

Frosted original sash window to front aspect, a beautiful original tiled floor, radiator, hanging space and shelving, space and plumbing for both washing machine and tumble dryer. Original part glazed door leading into:

Inner Hallway

4.77 x 4.50 (15'7" x 14'9")

With stunning original tile floor throughout, radiator, original staircase leading up to first floor, built-in cupboard providing ample storage with hanging and shelving space and tiled floor. Stairs leading up to:

Half Landing

With a beautiful full sized sash window to front aspect, up to:

First Floor Landing

With space for study area, original picture rail, coving, further built in storage cupboard with hanging space and shelving and automated lights, archway leading through to:

First Floor Inner Hallway

With a beautiful roof light and window vent, two radiators, original picture rail, coving and door into:

Lounge/Dining Room

6.21 x 4.34 (20'4" x 14'2")

Beautiful triple aspect room with original sash windows to rear and side aspect with open views. a stunning focal point is the National Trust style fireplace with slate hearth and wooden surround with mirrored insert above, radiators with decorative covers, tv point, space for formal dining room table and chairs, picture rail, beautiful original coved ceilings and door leading to:

Refitted Kitchen/Breakfast Room

4.64 x 4.21 (15'2" x 13'9")

Two original sash windows to side aspect, one and a half bowl single stainless steel sink unit inset into roll top work surfaces with chrome mixer tap and drainer, matching range of wall and base units with built in Neff eye level double oven, five ring gas Neff hob with a floating stainless steel Neff extractor hood above, integrated fridge and freezer, integrated dishwasher, range of pull down covered fronted shelving, tv point, extended breakfast bar with space for stools, overhead shelving with decorative lighting, space for formal dining room table and chairs, tiled floor, radiator, original picture rail and a beautiful coved ceiling.

Bedroom One

4.53 x 4.08 (14'10" x 13'4")

Two beautiful original sash windows overlooking the front and side aspect, two radiators, space for wardrobes, tv point, original coved ceiling and door leading into Jack and Jill family bathroom.

Bedroom Two

4.53 x 3.96 (14'10" x 12'11")

Two original sash windows to rear and side aspect enjoying views down towards and glimpses of the sea, two radiators, space for wardrobes, tv aerial and beautiful original coved ceiling.

Off the hallway, door into:

Dressing Room

A range of fitted hanging space and shelving and skimmed ceiling with spotlights.

Shower Room

Walk in glazed shower with mains Miras shower and chrome attachment, pedestal wash hand basin with matching chrome mixer taps, low level flush WC, radiator, built-in recessed cupboard with shelving and storage, feature wood panelling and mirror insert with skimmed ceiling and extractor fan.

Bedroom Three/Office

2.98 x 2.49 (9'9" x 8'2")

Original sash window to side aspect, radiator, beautiful original cast iron fireplace, original built-in recess cupboard with shelving, original coved ceiling currently

being used as an office and fitted with desk and shelving area (see photo).

Family bathroom

Also accessed via Bedroom One.

Frosted sash window to front aspect, oak effect flooring, beautiful cast iron clawfoot bath with central mixer tap and shower attachment, walk in corner shower enclosure with mains Miras shower and attachment, low level flush WC, pedestal wash hand basin with mirrored insert above, original coved ceiling with spotlights.

Courtyard

With built-in storage shed, ideal for storing bikes, tools, or outdoor equipment.

Tenure

Leasehold

Service Charge £2,000 P/A

Building Insurance £840. This has been paid for 2025.



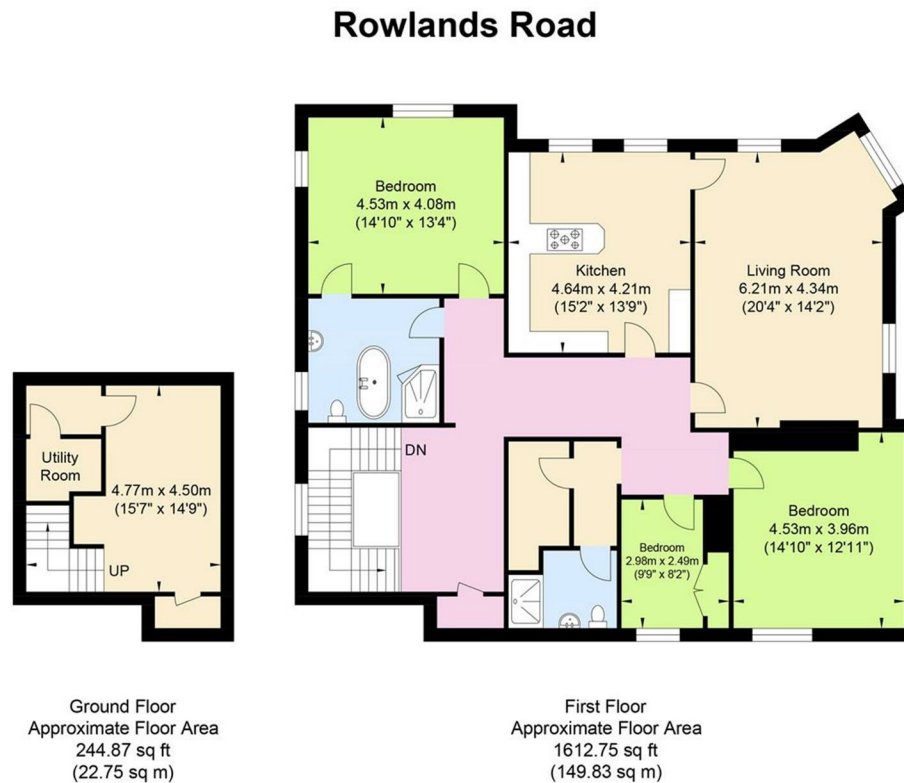


robertluff.co.uk

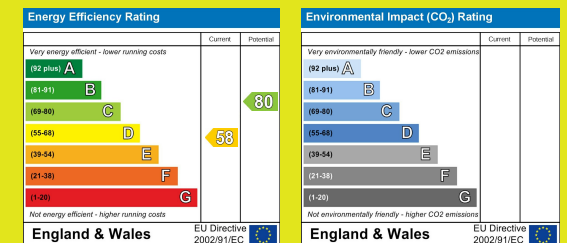
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co

Floor Plan Rowlands Road



Approximate Gross Internal Area = 172.58 sq m / 1857.62 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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.

robertluff.co.uk

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

01903 331247 | info@robertluff.co.uk

Robert
Luff & Co