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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. Pedesatal 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



Total area: approx. 74.7 sq. metres (804.0 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(39-48) <b>D</b>		
(39-54) <b>E</b>			(29-38) <b>E</b>		
(21-38) <b>F</b>			(11-28) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 59, Potential 62

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.

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