



£900

## Rowlands Road, Worthing

- Ground Floor Flat
- One Double Bedroom
- Modern Fitted Kitchen
- Shower Room
- Easy access to seafront
- Town Centre Location
- EPC Rating - E
- Council Tax Band - A
- Close to town centre
- Viewing recommended

Robert Luff & Co are delighted to offer to the market this well-presented ground floor flat in the heart of Worthing town centre close to local shopping facilities and mainline railway station. Accommodation offers one double bedroom, shower room and modern fitted kitchen.

Rowlands Road is a well-known street located in the town of Worthing, West Sussex, England. Worthing is a popular seaside resort town on the south coast of England, known for its Victorian architecture, beautiful beaches, and vibrant community.

Rowlands Road is situated in the central area of Worthing and is a bustling shopping district. It features a variety of shops, cafes, restaurants, and businesses. The road is known for its independent boutiques, gift shops, and specialty stores, offering a diverse range of products and services. It is also home to several banks, pharmacies, and convenience stores.

Additionally, Rowlands Road is conveniently located close to Worthing's main train station and is within walking distance of other key attractions in the town, such as the beachfront promenade and the Pavilion Theatre. It is a popular destination for both residents and visitors, providing a vibrant atmosphere and a range of amenities.

AVAILABLE NOW

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## Accommodation

### Kitchen 5'8" x 7'9" (1.75 x 2.37)

White fronted units. Built in electric oven. Four ring electric hob with extractor fan over. Basin with mixer tap. Space for washing machine and fridge freezer. Tiled floor. Double glazed window.

### Lounge 10'1" x 10'11" (3.09 x 3.35)

Phone entry system. Understair storage. Electric radiator. TV point. Dimmer switch. Double glazed window.

### Bedroom 11'5" x 7'6" (3.50 x 2.29)

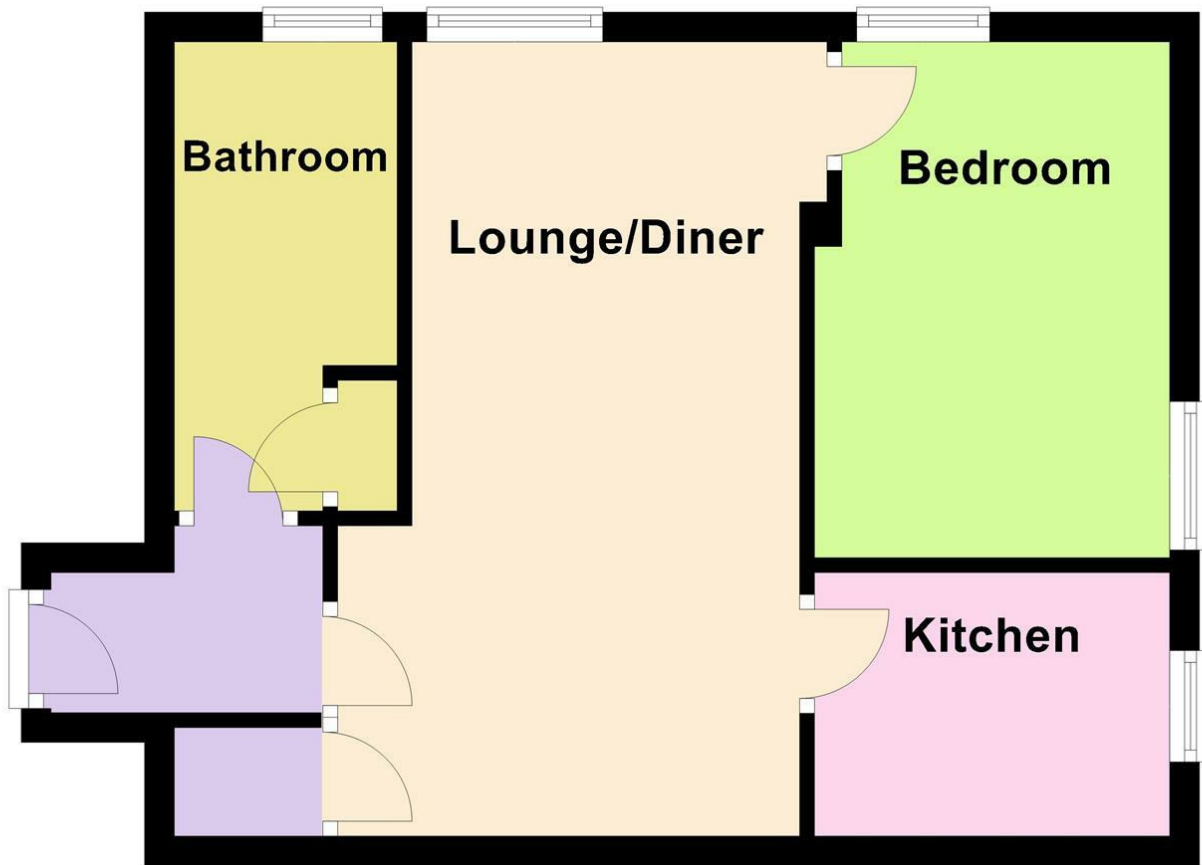
Dual aspect double glazed windows. Dimmer switch.

### Bathroom 4'6" x 10'3" (1.39 x 3.13)

WC. Pedestal wash hand basin with mixer tap. Walk in shower cubicle with wall mounted shower unit. Tiled throughout. Mirror wall cabinet. Airing cupboard. Double glazed window.



Floor Plan



| Energy Efficiency Rating                     |  | Current                    | Potential                                                                           |
|----------------------------------------------|--|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs  |  |                            |                                                                                     |
| <div><div></div><div>(92 plus) A</div></div> |  |                            |                                                                                     |
| <div><div></div><div>(81-91) B</div></div>   |  |                            |                                                                                     |
| <div><div></div><div>(69-80) C</div></div>   |  |                            | 79                                                                                  |
| <div><div></div><div>(55-68) D</div></div>   |  |                            |                                                                                     |
| <div><div></div><div>(39-54) E</div></div>   |  | 49                         |                                                                                     |
| <div><div></div><div>(21-38) F</div></div>   |  |                            |                                                                                     |
| <div><div></div><div>(1-20) G</div></div>    |  |                            |                                                                                     |
| Not energy efficient - higher running costs  |  |                            |                                                                                     |
| England & Wales                              |  | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating      |  | Current                 | Potential |
|-----------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO2 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 CO2 emissions |  |                         |           |
| England & Wales                                     |  | EU Directive 2002/91/EC |           |

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.