

Flat 104, 4, Columbia House Romany Road
, Worthing, BN13 3YS

Guide price £130,000

Leasehold Council Tax Band A

This beautifully presented fourth floor studio apartment is ideally situated in a convenient and well connected position within Worthing, offering easy access to local shops, transport links, and the seafront.

The accommodation comprises a bright west facing studio room enjoying pleasant open views towards The Downs, providing a warm and inviting living space. The stylish shaker style fitted kitchen is equipped with a range of integrated appliances including oven, hob, extractor, and fridge/freezer. There is also a modern, well appointed bathroom featuring a shower over the bath, as well as a useful built in storage cupboard housing the water tank.

The property benefits from a long lease, reasonable outgoings and is offered for sale with no forward chain.

In our opinion internal viewing is considered essential to appreciate all that's on offer. We feel the property would be ideal for a first time buyer or as a buy to let investment.

Situated in favoured West Durrington, Tesco shopping store which caters for everyday needs is close by. The David Lloyd Heath and spa suite is also just a short distance away.

Tenure: Leasehold
121 (approx.) Years Remaining
Service Charge: £700 (approx.) Per Annum

Studio Room

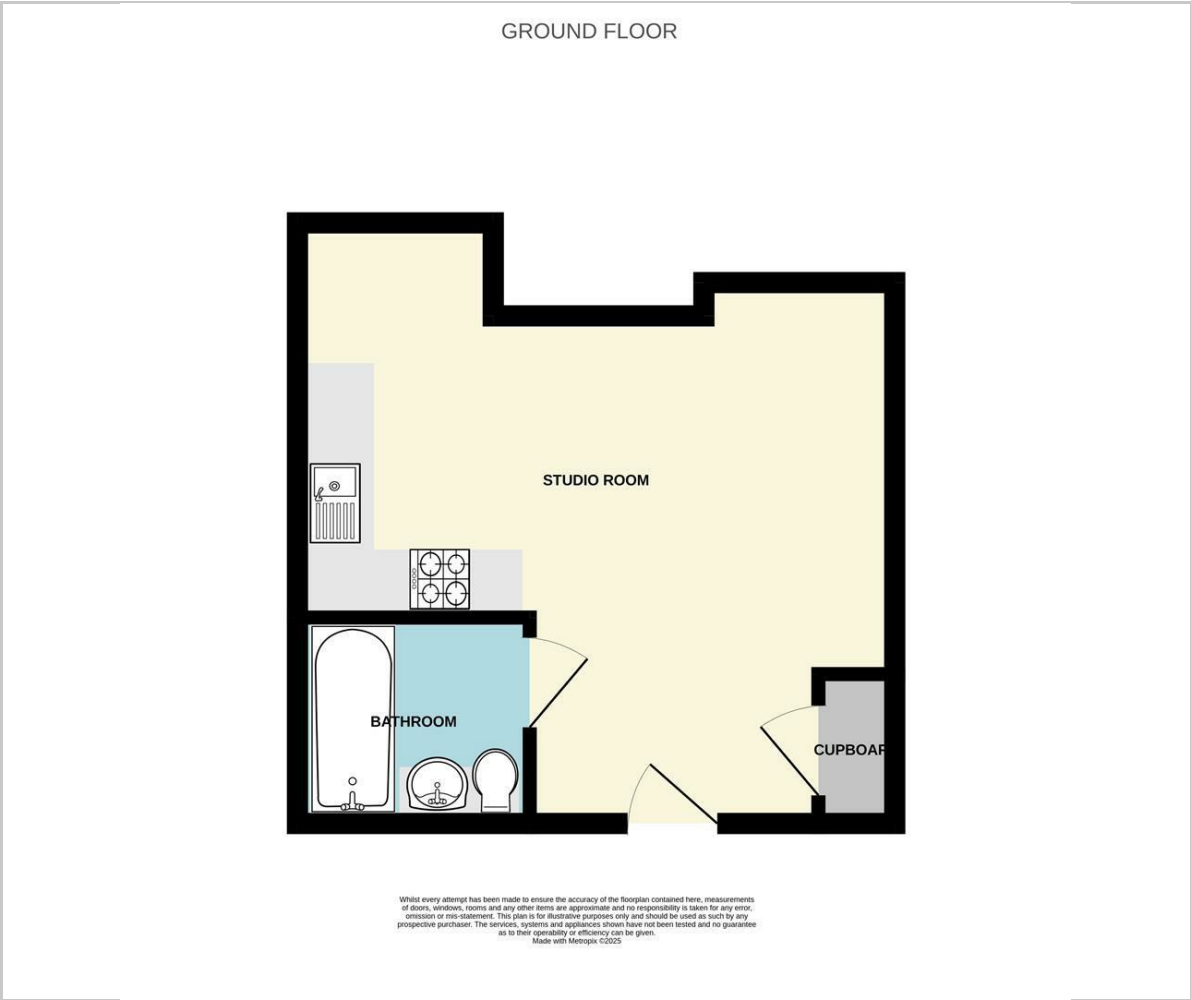




Shaker Style Kitchen Area

Modern Fitted Bathroom

Floor Plan



Viewing

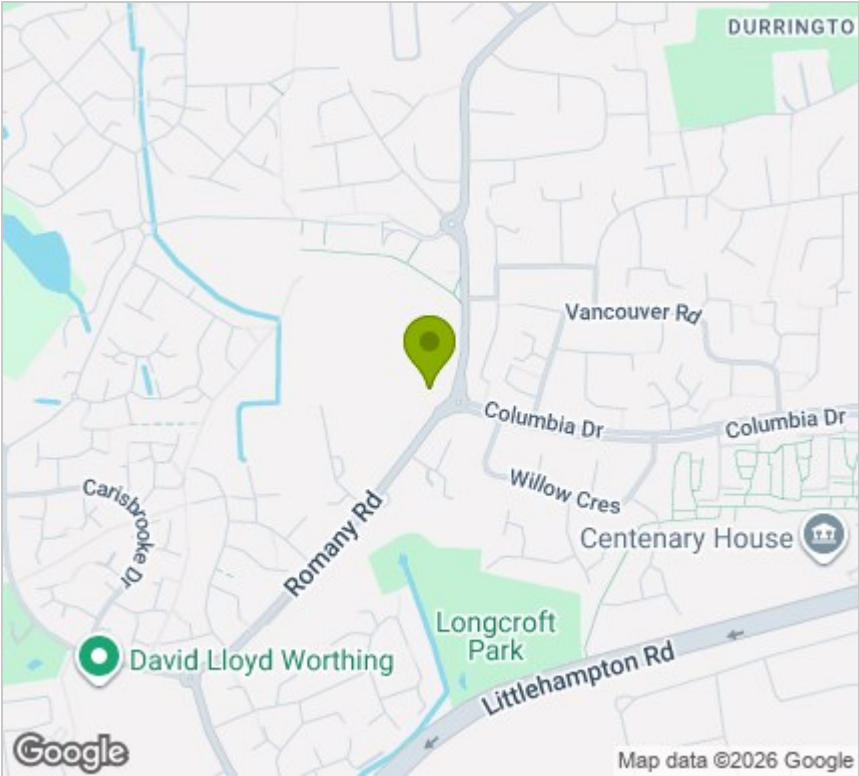
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

