



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

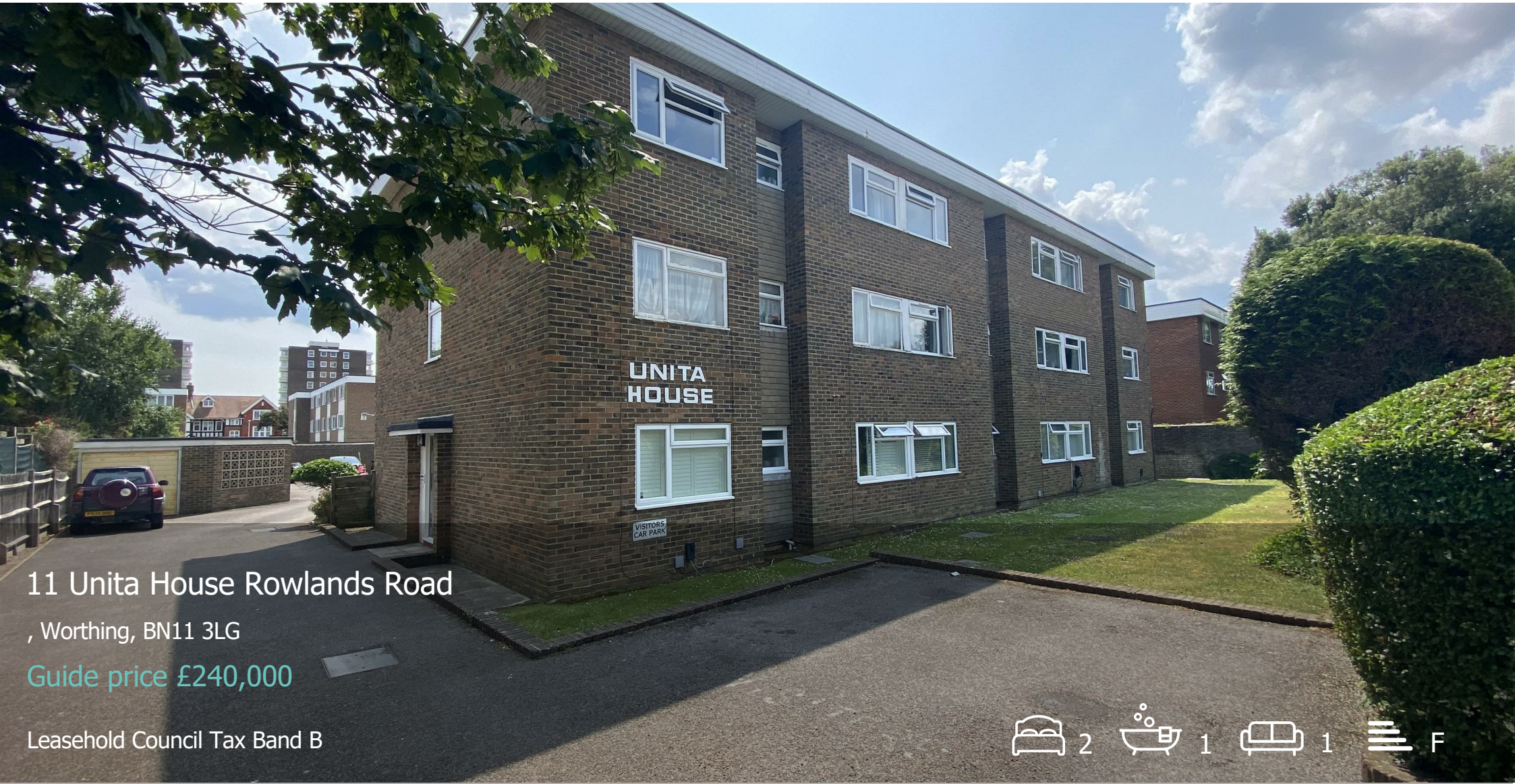
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11 Unita House Rowlands Road

, Worthing, BN11 3LG

Guide price £240,000

Leasehold Council Tax Band B



James & James Estate Agents are delighted to bring to the market this beautifully presented and particularly spacious two bedroom second floor purpose built apartment in favoured West Worthing, town centre borders.

In brief the accommodation comprises communal entrance with stairs to second floor, private entrance to spacious entrance hall. There is a large South facing lounge/diner, South facing kitchen/breakfast room, two double bedrooms, family bathroom and separate W.C.

Outside the communal gardens are a particular feature of this development being kept to a lovely standard with a real profusion of plants and flowers. There is a garage in a compound with up and over door, and in our opinion internal viewing is essential to appreciate the overall size and condition of this beautiful apartment.

Lease years remaining - 138  
Service charge - £1273 pa (approx)

Communal entrance

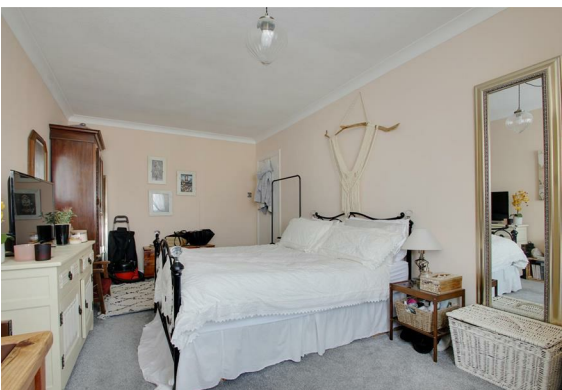
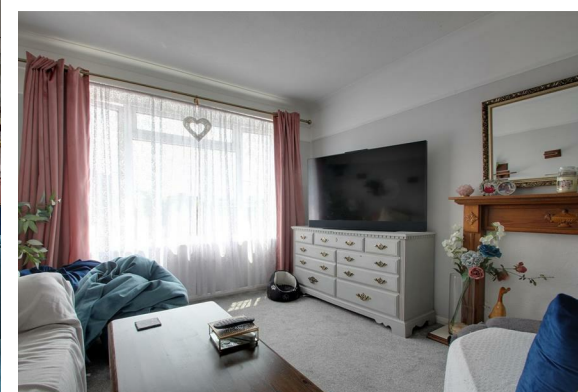
Stairs to second floor

Entrance hall

South facing lounge/diner  
17'5 x 12'3 (5.31m x 3.73m)

Spacious kitchen/breakfast room  
9'9 x 9'4 (2.97m x 2.84m)

Bedroom one  
17'6 x 9'9 (5.33m x 2.97m)





Bedroom two  
12'5 x 10'1 (3.78m x 3.07m)

Separate W.C.

Family bathroom  
8'9 x 5'4 (2.67m x 1.63m)

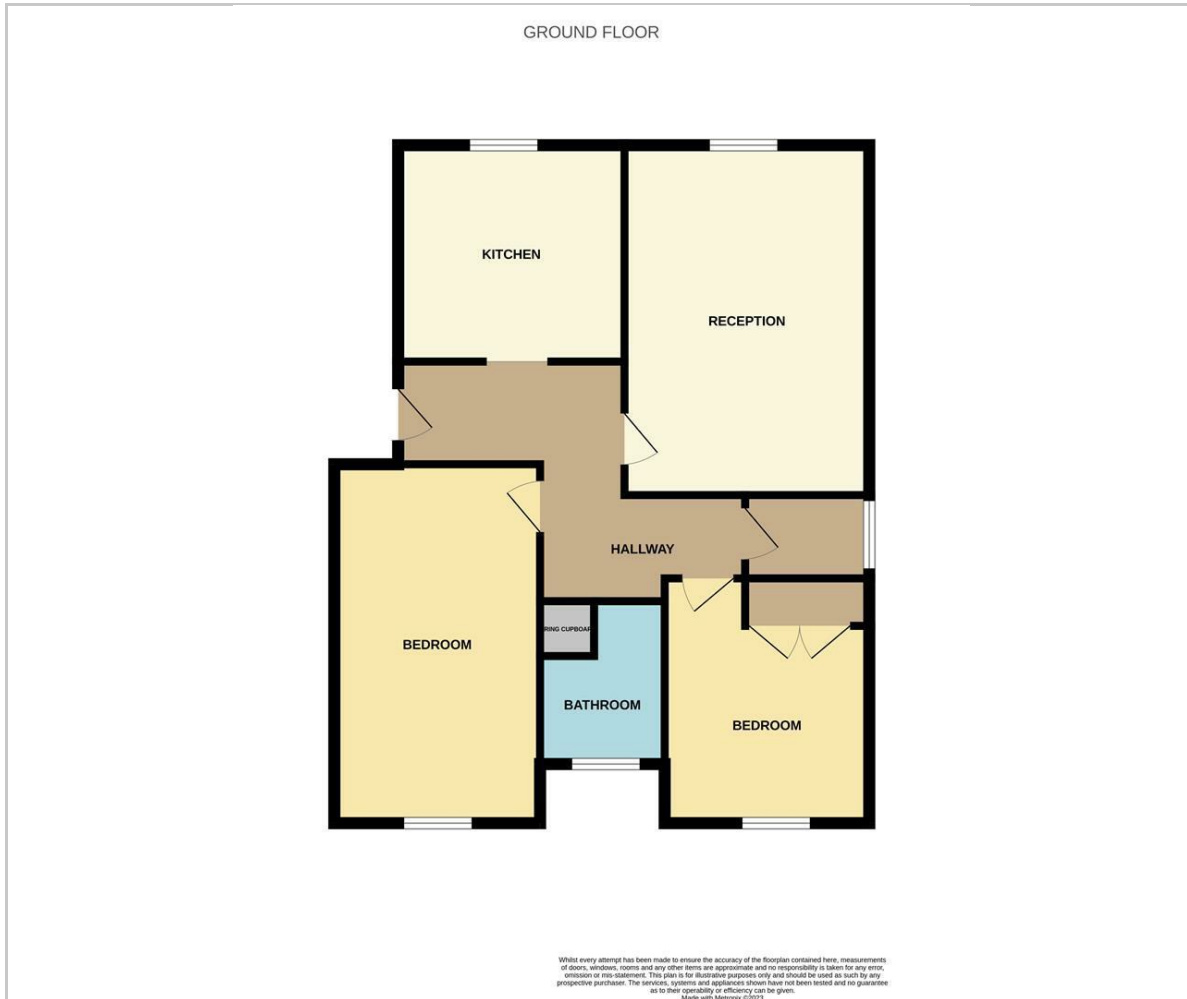
Garage

Extended lease

Service charge



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

