

OFFERS IN EXCESS OF

£185,000

Rowlands Road

Heene, BN11 3JU

PROPERTY SUMMARY

We are pleased to bring to the market this delightful ground floor one-bedroom flat. The property has been fully refurbished to a high standard, ensuring a contemporary and stylish environment for its residents.

Upon entering, you are greeted by a bright and airy open-plan kitchen and living area, designed to make the most of the space and light. This modern layout is ideal for both relaxation and entertaining, making it a wonderful home for individuals or couples. The kitchen is equipped with modern appliances and finished to a high spec.

The shower room is tastefully designed, providing all the necessary amenities for your convenience.

One of the added features of this property is the private courtyard garden. Additionally, residents can take advantage of the communal south-facing front garden, which is a lovely spot to soak up the sun.

With gas central heating throughout, this flat ensures warmth and comfort during the cooler months. The long lease adds to the appeal, making this property an excellent investment opportunity or a wonderful place to call home.

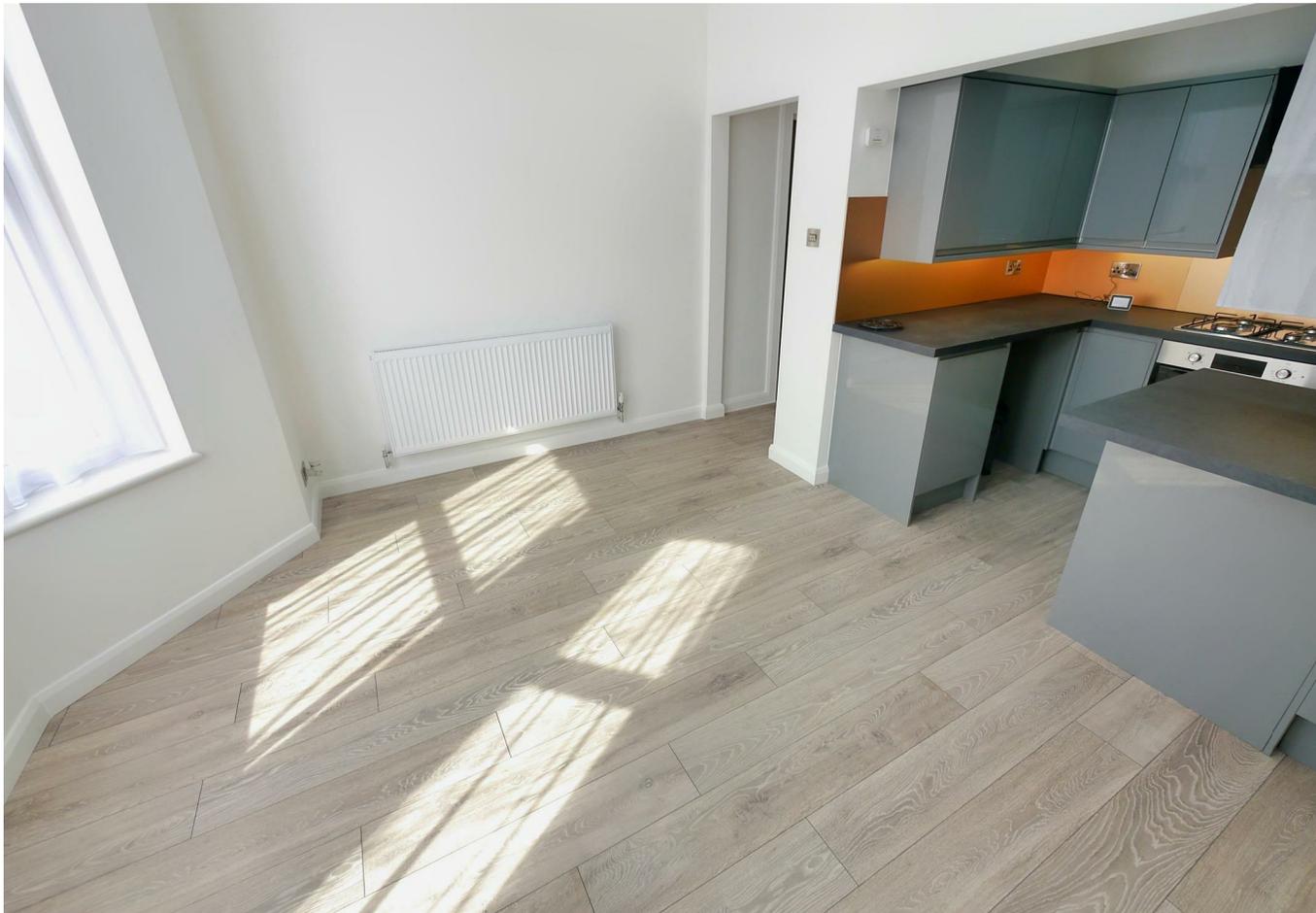
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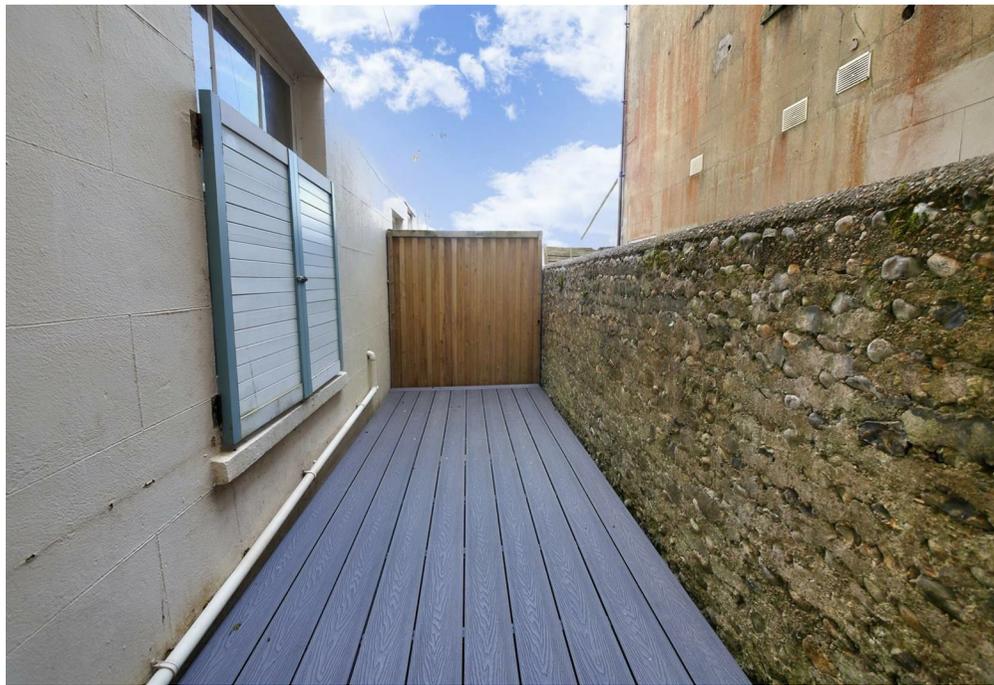


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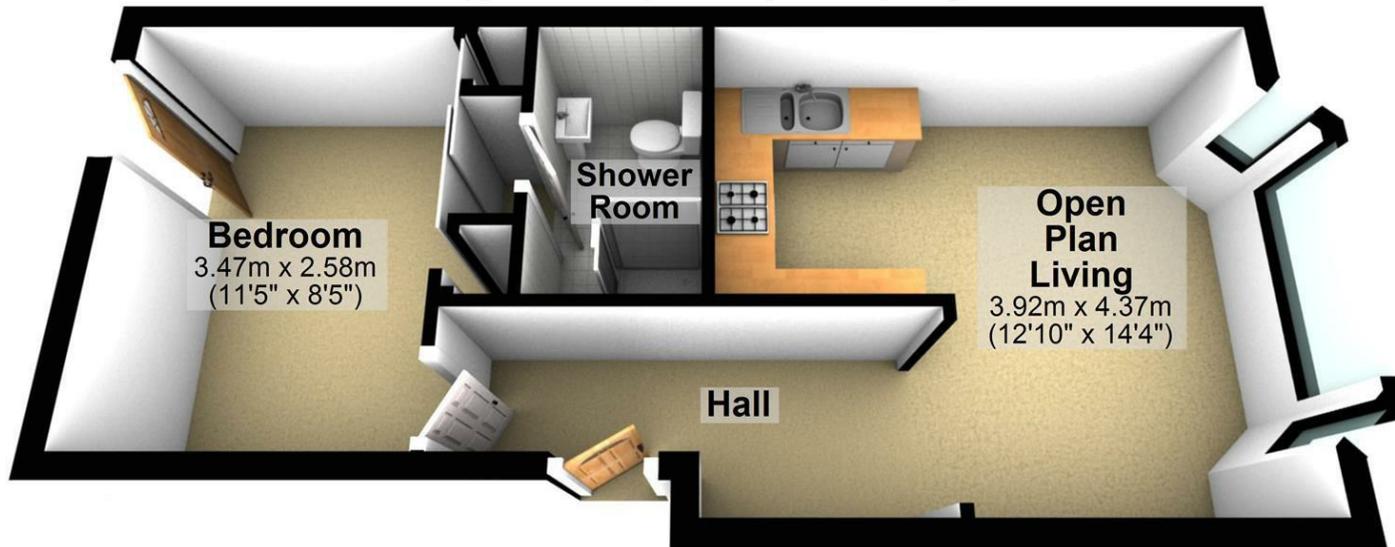
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Ground Floor

Approx. 34.0 sq. metres (366.4 sq. feet)



Bedroom
3.47m x 2.58m
(11'5" x 8'5")

Shower Room

Open Plan Living
3.92m x 4.37m
(12'10" x 14'4")

Hall

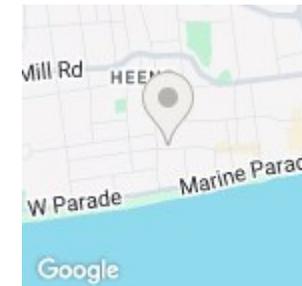
Total area: approx. 34.0 sq. metres (366.4 sq. feet)

LOCAL AUTHORITY

TENURE
Leasehold

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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