



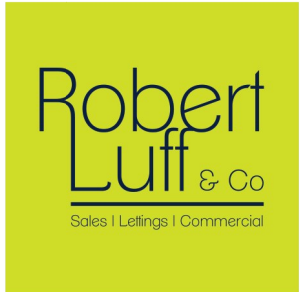
Rowlands Road, Worthing

Guide Price
£500,000
Freehold

- Freehold Period Building
- Four Residential Flats
- Just Off the Seafront
- Investment Opportunity
- Ground Floor Retail Unit
- Sought After West Worthing Location
- Current Income Circa £31,000

Robert Luff & Co are delighted to offer to market this well presented freehold three storey Period building ideally situated in this favoured West Worthing location just yards from the beach and with local shops, schools, bus routes and the mainline station all nearby. Accommodation offers ground floor retail unit and four flats above. They are all let on AST with a combined income of circa £31,000.

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Accommodation

Shop 19'9 x 11'7 (6.02m x 3.53m)

Double fronted shop with long term tenant, flat ceiling with downlighters, feature cast iron fireplace, leading to archway into inner hallway with under stairs storage area, opening into:

Kitchen 12'10 x 10'8 (3.91m x 3.25m)

Fitted with a range of base units, one and a half bowl sink unit with mixer tap and drainer inset to work surfaces, space for fridge freezer, door to garden, further door to W.C.

W.C

Low level flush W.C, wash hand basin, two frosted double glazed windows.

Outside

South Facing Garden

rear wall enclosed courtyard garden with further development potential (STP).

Flats

Front door to communal hallway with storage cupboard and stairs to first floor.

Flat 1 13'2 x 8'9 (4.01m x 2.67m)

Studio flat with double glazed window with Southerly aspect, electric heater, sink with mixer tap and base unit for storage, space for microwave, loft hatch, laminate wood flooring.

Shower Room with shower cubicle with fitted shower, wash hand basin, low level flush W.C, frosted double glazed window, tiled walls.

Flat 2 17'5 x 11'1 (5.31m x 3.38m)

Front door to hallway with laminate wood flooring, through way to lounge / kitchenette.

Lounge / Kitchenette 17'5 x 11'1 (5.31m x 3.38m)

With a range of fitted wall and base units, stainless steel sink unit with mixer tap and drainer inset to work surfaces, electric oven, four ring electric hob with extractor hood over, laminate wood flooring, tiled fire place, large window to front, electric heater.

Bedroom 11'0 x 5'9 (3.35m x 1.75m)

Window with Southerly aspect, laminate wood flooring.

Bathroom

Panel enclosed bath with mixer tap and shower attachment, low level flush W.C, pedestal wash hand basin, tiled walls.

Stairs leading up to

Second Floor

Landing area incorporating a laundry area with worktop and space and plumbing for washing machine and tumble dryer, loft hatch.

Flat 3 17'6 x 11'4 (5.33m x 3.45m)

Studio flat with window to front, fire surround, laminate laid wood flooring, kitchen area with wall and base units, stainless steel sink unit with mixer tap and drainer inset to work surfaces, door into:

Shower Room

With shower cubicle, wash hand basin and low level flush W.C.

Flat 4 / The Studio 12'8 x 9'5 (3.86m x 2.87m)

Window, laminate flooring, wall and base units, stainless steel sink unit with mixer tap, door into:

Shower Room

With shower cubicle, wash hand basin and low level flush W.C.



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Floorplan



Total area: approx. 147.2 sq. metres (1584.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		

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

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