4, The Rowans Grand Avenue, Worthing, BN11 5AT

£1,350 Per Calendar Month

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We are pleased to offer this well-presented ground floor apartment, set within the desirable Rowans development on Grand Avenue and benefiting from its own private entrance. The property comprises a spacious westerly-facing lounge/diner with door opening onto the communal gardens, a fitted kitchen with integrated appliances, two well-proportioned bedrooms with fitted wardrobes, a fully fitted shower room and a separate cloakroom. Further benefits include a garage, residents' parking, communal gardens and gas central heating. The Rowans is ideally located just a short walk from Worthing seafront, with West Worthing train station situated at the top of Grand Avenue. There are also local bus routes nearby, providing easy access to Worthing town centre, shops, restaurants and other local amenities. Available now! Council Tax Band: C. EPC Rating: C.

- Ground Floor Apartment
- Two Double Bedrooms
- Private Entrance With Internal Porch Area
- Garage
- Communal Gardens With Patio Area
- Residents Parking
- Available Now

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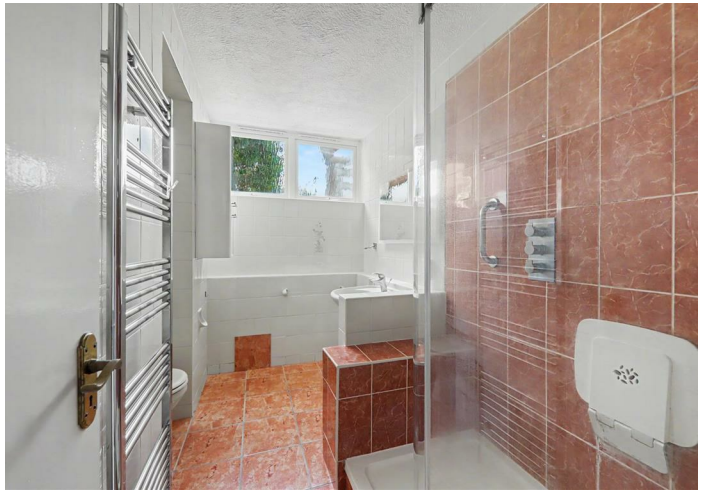


Private Front Door Leading To;
Level entrance into;

Entrance Hall
2.05 x 1.64 (6'8" x 5'4")
Generous private entrance hall. Understairs cupboard space housing consumer unit. Two additional storage cupboards.

Internal Hallway
Door through to internal hallway. Dome lights. Cupboard space. Coat cupboard.

Kitchen
3.31 x 2.81 (10'10" x 9'2")
Range of shaker style base and wall mounted units. Worktop incorporating 1.5 bowl sink with mixer tap above and drainer. Four ring gas hob with extractor fan above. Integrated double oven. Integrated fridge with freezer compartment. Space for undercounter dishwasher. Radiator. Spotlights. East facing double glazed windows. Hard flooring.

WC
2.04 x 0.89 (6'8" x 2'11")
Close coupled WC. Wash hand basin with cabinet storage below. Mirrored medicine cabinet. Dome light. Part tiled walls. Obscure double glazed window.

Living/Dining Room
5.80 x 5.64 (19'0" x 18'6")
Spacious west facing lounge with dining area. Feature electric fire with surround. Wall lights. Carpet. Two radiators. Double glazed door to patio & communal garden area.

Utility Room
1.59 x 1.65 (5'2" x 5'4")
Space for washer and dryer. Gas meter. Valiant combination boiler. Shelved unit.

Bedroom One
4.43 x 3.91 (14'6" x 12'9")
Spacious double bedroom. West aspect looking over communal gardens. Ample fitted wardrobe space and dressing table. Radiator. Pendant light. Double glazed windows.

Bedroom Two
3.91 x 3.34 (12'9" x 10'11")
Double bedroom. Fitted wardrobes with shelf and Hang rail. Pendant light. Radiator. Large double glazed windows.

Bathroom
3.20 x 2.28 (10'5" x 7'5")
Fully tiled bathroom. Step in shower cubicle. Shower on rise rail with additional rainfall shower head. Glass shower screen. Grab rail. Pedestal wash hand basin. LED wall mounted mirror. Wall mounted cabinet space. Close coupled WC. Heated towel rail. Double glazed obscure window.

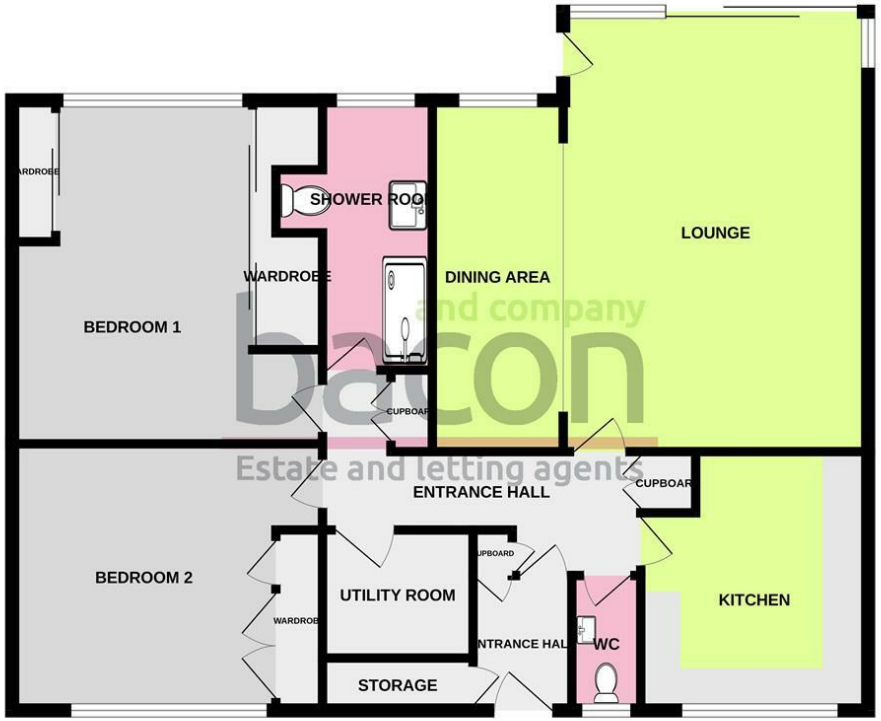
Communal Gardens
Westly aspect communal gardens with a patio are for outside table and chairs

Parking
Unallocated residents parking to the rear of the building.

Garage
Located in the garage compound to the rear of the building. Access via up & over door.

Agents Note
Some images have been virtually staged to illustrate the property's potential. Furniture and décor shown are digitally rendered and are not included with the property. Please refer to original unstaged photographs for an accurate representation of the actual space.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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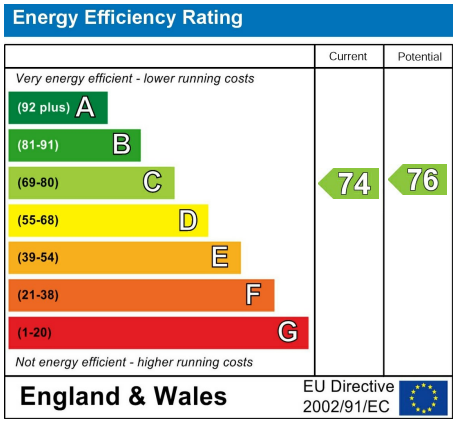

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to

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