



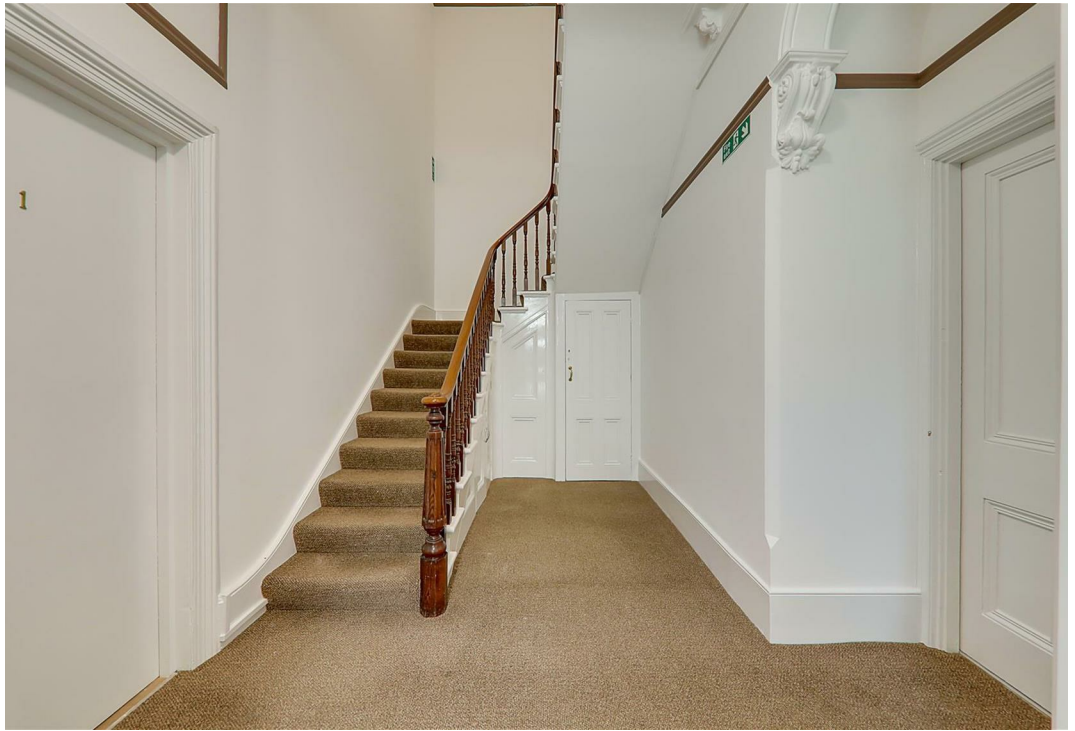
Flat 4 52 Rowlands Road, Worthing, BN11 3JT
£900 Per Month

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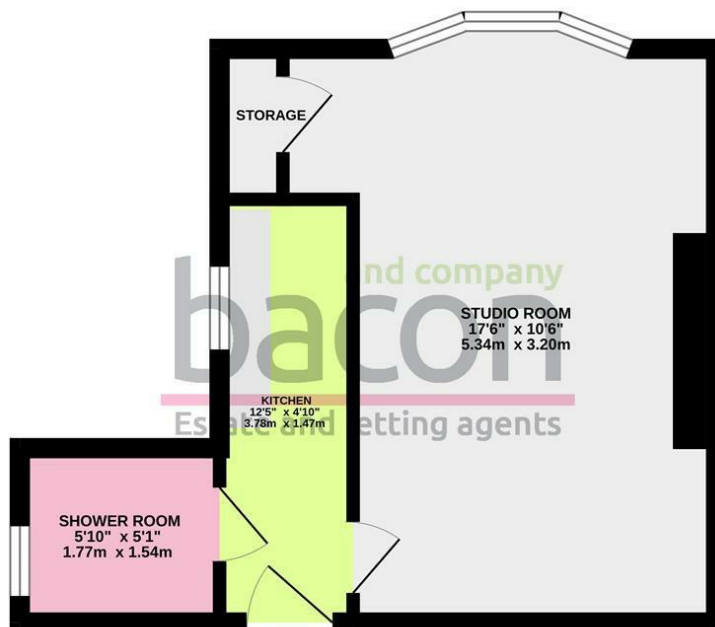


A stunning studio apartment, newly available and ideally situated in the heart of Worthing. Having been thoughtfully renovated to a high standard throughout. The spacious studio room is bright and inviting, featuring attractive wooden flooring, an electric fire, a useful storage cupboard and additional built-in storage cubby holes. The newly fitted kitchen provides a sleek and practical space, comprising of wall and base units, under-counter fridge, space and plumbing for a washing machine, electric oven and two-ring electric hob, complemented by a part-tiled splashback. The impressive shower room has also been finished to a high standard, featuring a walk-in shower with both rainfall and handheld shower attachments, wash hand basin with integrated storage, WC, heated towel rail, wall-mounted mirror and additional shelving. Further benefits include residents' parking to the rear and well-kept communal areas within the building. Ideally located in the heart of Worthing, the property is within easy reach of a wide range of local amenities, including shops, restaurants and cafés. Excellent transport links are also nearby. Available Now. EPC Rating: E. Council Tax Band: A.

- Stunning First Floor Studio Apartment
- Recently Renovated Throughout
- Town Centre Location
- Newly Fitted Kitchen
- Modern Walk-In Shower Room
- Residents' Parking to Rear
- Close to Shops, Restaurants & Café
- Excellent Transport Links



FIRST FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA: 268 sq.ft. (24.9 sq.m.) approx.
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 misstatement. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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