



113a Rowlands Road, Worthing, BN11 3LA

Price £275,000

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A well presented and spacious three bedroom maisonette situated near Heene Road in West Worthing. This home is conveniently located close to local shops, transport links and seafront. The versatile accommodation forms the first and second floor and benefits from its own self contained entrance. The layout comprises of a entrance area opening into a spacious kitchen/diner, inner hall, 17ft lounge, bedroom three, staircase rising to landing with two further double bedrooms and bathroom/Wc. Additional features include gas central heating and double glazing. Externally the property benefits from a South facing decked private entrance area perfect for a small table and chairs.

- Spacious Maisonette
- Three Double Bedrooms
- 17ft Lounge
- Kitchen/Breakfast Room
- Private Entrance
- Close to Seafront
- Remainder of 145 year lease
- West Worthing









### Private Entrance

External staircase rising to the first floor. Decked seating area and double glazed front door opening to

### Entrance

Wall mounted electric heater. Opening to

### Kitchen / Diner

4.06 x 3.77 (13'3" x 12'4")

Range of work surfaces with cupboards and drawers under. Inset one and half sink unit. Integrated washing machine. Fitted oven and grill with electric hob and extractor hood above. Range of matching wall cupboards. Two South facing double glazed windows. Steps lead up to hallway

### Inner Hall

Range of under stairs storage cupboards. Wall mounted electric heater. Staircase rising to the top floor.

### Lounge

5.38 x 3.45 (17'7" x 11'3")

Double glazed window. Wall mounted electric heater.

### Bedroom Three

3.55 x 3.55 (11'7" x 11'7")

Double glazed window. Wall mounted electric heater.

### Landing

Double fitted storage cupboard and access door to further storage.

### Bedroom One

4.88 x 3.42 (16'0" x 11'2")

Double glazed window. Wall mounted electric heater. Fitted wardrobes to one wall.

### Bedroom Two

3.75 x 3.63 (12'3" x 11'10")

Double glazed South facing window. Wall mounted electric heater. Fitted double cupboard.

### Bathroom/Wc

Suite comprising bath with shower above, concealed cistern Wc and vanity basin with cupboard under. Part tiled walls.

### Required Information

Length of lease: 145 years

Annual service charge: £511 Includes Building Insurance

Annual ground rent:£0

Council tax band: A

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.





GROUND FLOOR



1ST 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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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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 confirm their condition or working order.



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk