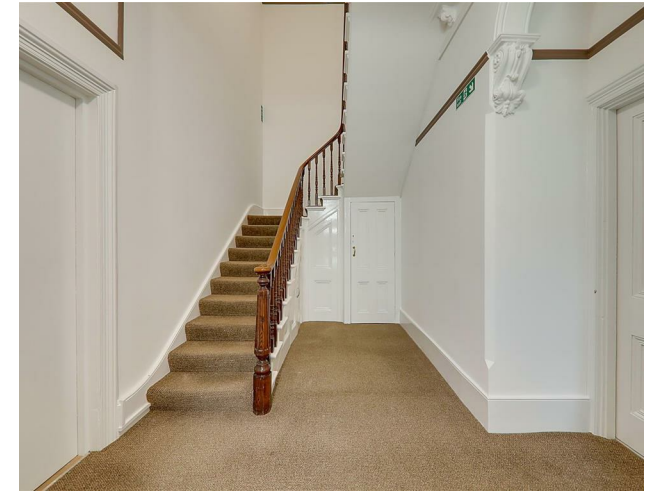




Flat 4 52 Rowlands Road, Worthing, BN11 3JT  
Asking Price £115,000

**bacon** and company  
Estate and letting agents



Situated near Worthing town centre and seafront, this first floor studio flat is in need of modernisation but offers great potential for a first time buyer or investor. The property features a well-kept communal entrance, internal hallway, bright south aspect studio room, separate kitchen and bathroom.

- First Floor Studio Flat
- Separate Kitchen
- Town Centre Location
- In Need Of Modernisation
- Well Maintained Communal Areas
- Double Glazed Windows
- Chain Free



### Communal Entrance

Steps up to communal front door. Well kept hallway with stairs leading to the first floor. Private front door leading to;

### Hallway

Carpeted internal hallway. Doors to bathroom & studio room.

### Studio Room

5.21m x 3.07m (17'1 x 10'1)  
South aspect living room. High ceilings. Double glazed bay window. Carpet. Pendant light. Electric Fireplace.

### Kitchen

2.16m x 1.47m (7'1 x 4'10)  
Roll top work surface. Wall mounted units and base units. Single sink & drainer. Dual lever C-spout tap. Tiled splashback. Double glazed window.



### Bathroom

Panelled bath. Pedestal wash hand basin. Toilet. Double glazed window. Pendant light. Part tiled walls.

### Required Information

Length of lease: 90  
Annual service charge: £1,546.29  
Annual ground rent: £175.00

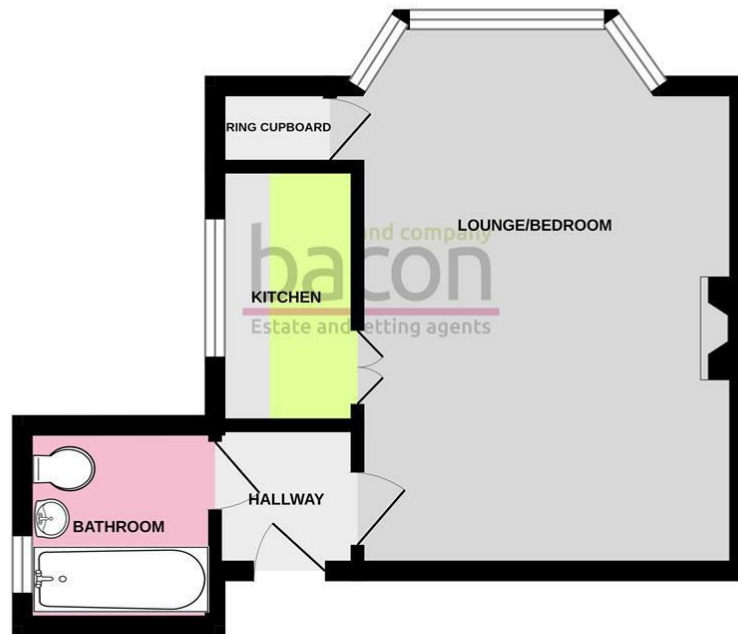
Council tax band: A

Draft version: 1

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



# FIRST 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.  
Made with Metropix ©2025

and company  
**bacon**  
Estate and letting agents

| 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 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