

# Russell Ponsford

The Estate & Letting Agents

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## FLAT 1, 42 ROWLANDS ROAD, WORTHING, BN11 3JT

A ONE BEDROOM GROUND FLOOR FLAT SITUATED IN HIGHLY CONVENIENT LOCATION.



**PRICE                    £104,950                    LEASEHOLD**

**THIS GROUND FLOOR ONE BEDROOM FLAT FORMS PART OF A CHARACTER CONVERSION IN THE TOWN CENTRE AND WITHIN EASY REACH OF THE SEAFRONT. IDEAL FTB OR INVESTMENT PURCHASE.**

- CONVERTED GROUND FLOOR FLAT
- ONE DOUBLE BEDROOM
- TOWN CENTRE LOCATION
- BAY FRONTED LOUNGE
- MODERN ELECTRIC HEATING
- STRIPPED FLOORING
- MODERN WHITE BATHROOM SUITE
- IDEAL FIRST BUY OR RETIREMENT
- FAVOURED TOWN CENTRE LOCATION
- VIEWING IS STRONGLY ADVISED

Paul S Russell F.N.A.E.A



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THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES ARE AS FOLLOWS

Communal Front Door to:

**ENTRANCE LOBBY:**

Front door to:

**ENTRANCE HALL:**

Shelved area, stripped flooring.

**LOUNGE (S):**

12'1" x 12'10" into bay. TV point, gas fire with gas tap to side, electric panel heater, bay window, stripped flooring.

**KITCHEN:**

8' x 4'6". Fitted with laminate work surfaces incorporating stainless steel sink unit, electric cooker, 4 burner electric hob with extractor over, plumbing for washing machine, space for fridge, stainless steel splash backs, shelving, bottle rack, range of base cupboards, stripped flooring.

**BEDROOM 1:**

11'4" x 8'1". Electric panel heater, shelving.

**BATHROOM:**

Fitted with a white suite comprising panelled bath, pedestal wash hand basin, low level w.c., part tiled walls, stripped flooring.

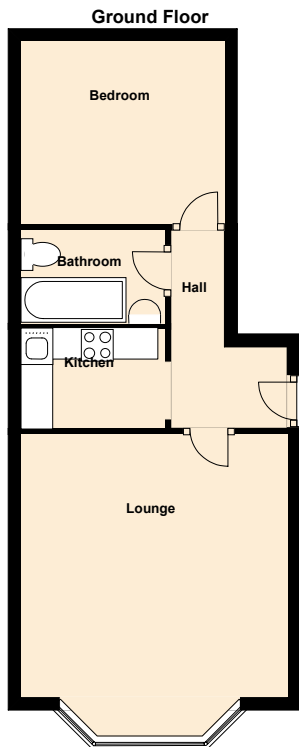
**OUTGOINGS:**

**TENURE:**

We understand that the property is leasehold and are currently awaiting confirmation in terms of length of lease.

**MAINTENANCE:**

TBA



**Agent's Notes:**

All dimensions are approximate. References to appliances and/or services do not imply that they are in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

All location aerial photographs and floor plans are for guidance and are only a general representation of the location and layout of the property and must not be considered to be accurate or true to scale.

VIEWING STRICTLY BY PRIOR APPOINTMENT THROUGH OWNERS SOLE AGENTS PLEASE

RUSSELL PONSFORD 01903 201560