



## 1 bed apartment to buy in BN13

4 Romany Road, Worthing, West Sussex,  
BN13 3YS

**£125,000** Starting Bid

🏠 x1 🚗 x1 🚻 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Allocated Parking Space
- ✓ Long Lease
- ✓ Low Maintenance Costs
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

• \*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £125,000\*\*

We are delighted to bring to the market this modern fourth-floor flat located on Romany Road in the charming town of Worthing. This stylish apartment, built in 2022, offers a contemporary living experience with a well-designed layout that maximises space and comfort.

One of the standout features of this property is the stunning views that the flat has to offer and the added bonus of an allocated parking space, which is a rare find in such a desirable location. The low service charges make this flat an attractive option for both first-time buyers and investors alike.

Situated close to the David Lloyds gym, residents can enjoy easy access to fitness facilities and leisure activities.

With a long lease in place, this property presents an excellent opportunity for those seeking a modern lifestyle in a vibrant community. Whether you are looking to buy or rent, Columbia House is a fantastic choice for anyone wanting to enjoy the best of Worthing living.

Lease - Circa 121 Years Remaining

Maintenance - £1019 per annum

Ground Rent - Peppercorn

Open Plan Living - 6.19 x 2.82 (20'3" x 9'3") - The kitchen area has built in appliances including fridge/freezer, washing machine, dishwasher and electric 4 ring hob and oven. Laminated flooring with south east facing views from the double glazed window.

Bedroom - 4.18 x 2.94 (13'8" x 9'7") - Carpeted with south east facing views, electric heater, tv points and double glazing.

Bathroom - 1.91 x 1.71 (6'3" x 5'7") - P shaped bath with shower attachment, vanity unit with basin and W/C, extractor fan and laminated flooring.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 121

Annual Service Charge Amount: £1,019.00

Price: Starting Bid £125,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)


Mobile signal coverage: Good

# Fourth Floor

Approx. 34.8 sq. metres (374.4 sq. feet)



Total area: approx. 34.8 sq. metres (374.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

4 Romany Road, Worthing, West Sussex, BN13 3YS

Contact your local branch today for more information on this property:

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

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