



Heene Road, Worthing



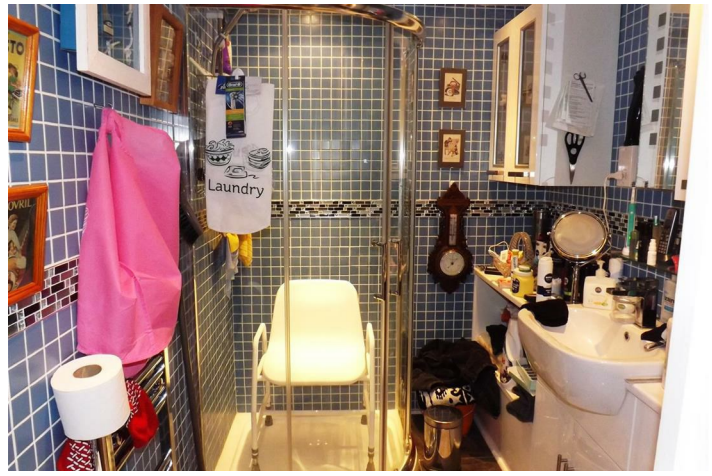
Offers In Excess Of
£110,000
Leasehold

- Top Floor Retirement Flat
- Refitted Kitchen & Shower Room
- Large Bedroom
- Laundry Room
- Communal Lounge
- Off Road Parking
- EPC Rating - TBC
- Leasehold
- Council Tax Band - B

Robert Luff and Co are delighted to offer to the market this modern retirement flat situated in the heart of Worthing, close to local shopping facilities, parks, the beach, bus routes and mainline station. Accommodation offers entrance hall, lounge with South facing window, kitchen, large bedroom and refitted shower room. Other benefits include nurse assistance call system, communal lounge and laundry room.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

**Robert
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Accommodation

Wooden Front Entrance Door Into:

Hallway

Nurse assistance call system and carpeted.

Living Room 13'1" x 12'7" (3.99 x 3.84 (3.98 x 3.83))

Double glazed window facing south, storage cupboard, security entry phone, television point, carpeted, opening into:

Refitted Kitchen

Part tiled walls, matching range of high gloss wall and base units, stainless steel sink inset to work tops with water softener, integrated appliances include fridge/freezer, four ring electric hob with overhead extractor fan, blue LED lights below units and tiled floors.

Bedroom

Double glazed window to front aspect, built in wardrobe, television point and carpeted.

Refitted Shower Room

Fully tiled walls, walk in corner shower unit with glass sliding doors and chrome shower head, wash hand basin inset to vanity unit, low level flush w.c, further wall units, mirror with light and built in clock, built in shaving point, chrome heated towel rail and tiled floor.

Communal Lounge

Ground floor communal lounge with kitchen available to all residents.

Laundry Room

Communal laundry room with washing machines, dryers and ironing boards.

Tenure

Leasehold. Maintenance charges are £1192.77 paid half yearly, this includes high standards of maintenance, water rates, 24 hours careline, the on-site part time manager and the laundrette. Ground rent £227.25 paid half yearly.



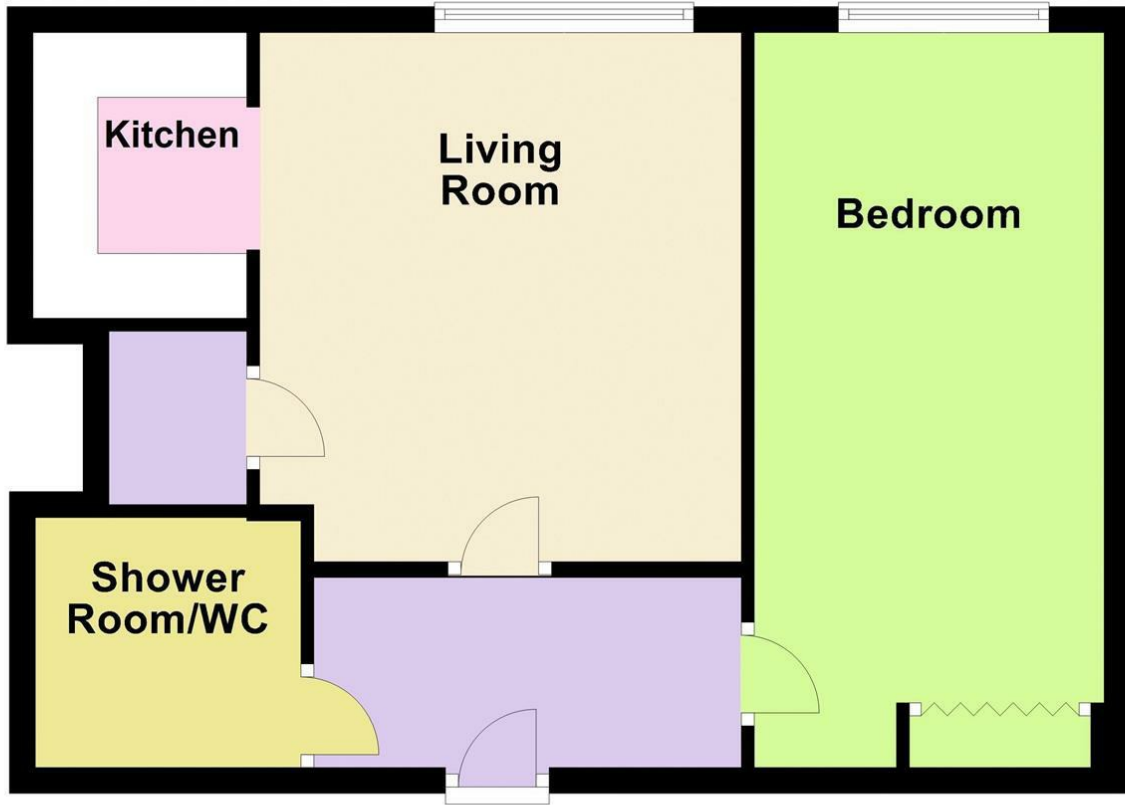
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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Floor Plan

Approx. 45.3 sq. metres (487.2 sq. feet)



Total area: approx. 45.3 sq. metres (487.2 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.