



Heene Road, Worthing



PCM
£1,200 PCM

- Ground Floor Garden Flat
- Modern Kitchen
- Modern Bathroom
- Garden currently been re-seeded.
- D Rating EPC
- Double Bedroom
- Off Road Parking
- Living Room With West Facing Garden
- Patio area currently been refurbished
- Target date for completion of works end of August to early September

WELL PRESENTED ONE BEDROOM GARDEN FLAT – AVAILABLE SEPTEMBER 2026

Robert Luff & Co are delighted to offer to the market this well presented one bedroom ground floor garden flat, ideally positioned in a popular Worthing location, within approximately 0.8 miles of Worthing mainline railway station, with the town centre, local shops and seafront also within easy reach.

The accommodation benefits from its own private entrance leading into an entrance hall with useful built-in storage cupboards. The property features a modern open-plan kitchen/living room, providing a bright and comfortable living space with direct access onto a private west-facing garden, perfect for enjoying the afternoon and evening sunshine.

Further accommodation comprises a good-sized double bedroom and bathroom. The property will be presented in good decorative order throughout and would make an excellent home for those looking for convenient access to Worthing town centre, the seafront and excellent transport links.

AVAILABLE SEPTEMBER 2026.

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

**Robert
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Accommodation

Private Entrance

Living Room 14'9" x 11'4" (4.50 x 3.45)

West facing floor to ceiling windows, one south facing window, flat plaster walls and ceilings, storage cupboard housing boiler, carpeted flooring throughout, television point, radiator, double glazed patio doors opening on to:

West Facing Garden

Private west facing garden with large patio area, large laid to lawn area, shed and side access.

Modern Kitchen 11'3" x 5'2" (3.43 x 1.57)

Stainless steel sink unit inset to marble effect work surface with mixer tap and drainer, matching range of wall and base units with matching handles, fitted stainless steel oven and gas hob, fitted stainless steel extractor hood above, space and plumbing for washing machine, extended breakfast bar, tile effect flooring, part tiled walls, flat plaster ceiling.

Master Bedroom 12'6" x 11'3" (3.81 x 3.43)

Wooden framed double glazed window to front aspect, radiator, television point, flat plastered walls and ceiling.

Bathroom

Wall mounted heated towel rail, oak effect laminate flooring, fully tiled walls, panel enclosed bath with chrome mixer taps with shower above, pedestal wash hand basin with individual taps, low level flush w.c, extractor fan and flat plaster ceiling.

Entrance Hall

Radiator, built in storage cupboard housing ample storage and fuse board, smooth ceiling and carpeted throughout.

Allocated Parking Space

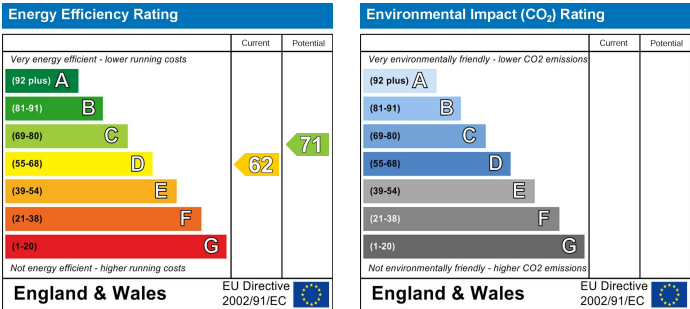
One allocated off road parking.



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

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