



Lettings

COMING SOON

Book your viewing now by contacting our Lettings Team

Robert
Luff & Co

PCM

£1,200 PCM

Heene Road, Worthing

- Purpose Built Third Floor Flat
- Two Bedrooms
- Bath and Shower Cubicle
- Double Glazing/Electric Heating
- Southerly Aspect Balcony
- EPC Energy Rating D (58)

**** OPEN DAY 11 TH OF DECEMBER **** Robert Luff & Co are pleased to present this well-presented two-bedroom flat offering a comfortable and modern living space, ideal for professionals or small families. The property is currently undergoing redecoration and will feature brand-new carpeting throughout, giving it a fresh and inviting feel.

The flat boasts two generously sized bedrooms, perfect for relaxation or use as a home office or guest room. It also includes a private balcony, offering a pleasant outdoor space to enjoy fresh air and natural light. A spacious living area provides the ideal setting for entertaining or cozy nights in.

Situated in a convenient location, the flat will be available from late December 2024 or early January 2025, making it the perfect choice to start the new year in a refreshed and stylish home

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Accommodation

Entrance Hall 24'5 long (7.44m long)

Shelved cupboard, airing cupboard, hot water cylinder, storage cupboard, electric panel heater, entry phone

Lounge

East and South aspects, double glazed windows, two electric panel heaters, door to:-

Southerly Aspect Balcony

Kitchen

Wall and base units, integrated fridge/freezer, integrated dishwasher, washing machine, oven/hob/filter, stainless steel sink unit with mixer tap, double glazed southerly aspect window, tiled floor

Bedroom One 12'4 x 12'3 (3.76m x 3.73m)

Easterly aspect, electric panel heater, double glazed window, built in wardrobes

Bedroom Two 15' x 7'3 (4.57m x 2.21m)

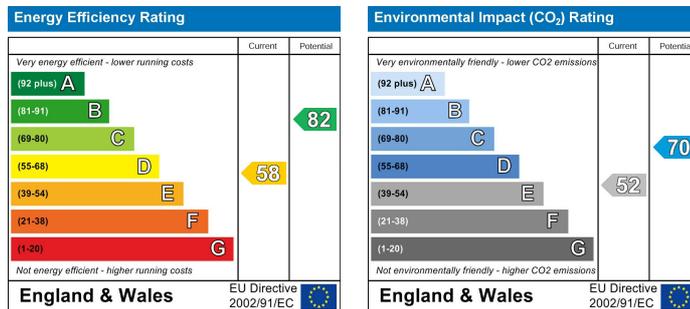
Recessed wardrobe, shelving, electric panel heater, double glazed easterly aspect window

Bathroom

Spa bath with mixer tap, shower cubicle, W.C., double glazed window, electric towel rail, wash hand basin, tiled walls and floor

OUTSIDE

Communal Grounds with Clothes Drying Area



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.