



## Heene Road, Worthing

Offers In Excess Of  
£300,000  
Leasehold

- Popular West Worthing Area
- Two Double Bedrooms
- Modern Kitchen & Bathroom
- West Facing Rear Garden
- Internal Viewing Advised
- EPC Rating - C (74)

This stunning, beautifully presented, first floor apartment is bursting with character and original features. It has a refitted kitchen and bathroom and a PRIVATE, westerly facing, walled rear garden. The property is located in Heene Road, Worthing, West Sussex and is approximately 10 - 15 minutes from Worthing town centre. The property has been attractively decorated to highlight many of the original features which include picture rails, high ceilings with cornice, high skirting boards and architraves. A private front door which opens to stairs to the first floor, split level landing with doors to all rooms. The refitted bathroom is tiled and features a claw footed bath, WC, wash hand basin and a separate shower cubicle. The walled, westerly facing garden is accessed either through the kitchen down the stairs or from the rear off Mill Road. The garden is laid to lawn, shingle and decking with well-established plant and shrub borders. Also in the garden is a timber tool shed. Other features of the property include double glazing and gas central heating. Please call or email us today to book your appointment to view this property internally.

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## Accommodation

### Communal Door To:

Own front door, stairs leading to first floor landing. Radiators. Loft hatch. Large storage cupboard. Original cornice feature arch. Door to:

### Lounge 17'1" x 15'9" (5.21 x 4.80)

Four double glazed bay window with feature wooden shutters. Further double-glazed window. Radiator. Wood effect laminate flooring.

### Kitchen 9'6" x 7'8" (2.90 x 2.34)

Modern part tiled kitchen with a range of base and wall units. Wooden worktops, incorporating a single sink with mixer taps. Integral Bosch electric oven. Four ring gas hob. Space and plumbing for washing machine. Space for fridge freezer. Double-glazed window. Dishwasher. Wall mounted boiler. Stairs leading to the garden.

### Bedroom One 13'1" x 10'5" (4 x 3.2)

Double-glazed window overlooking rear of property. Radiator.

### Bedroom Two 10'7" x 11'0" (3.23 x 3.35)

Double-glazed window. Radiator

### Bathroom

Modern white part tiled walls. Tiled floor. Walk in shower. Free standing roll top bath. Hand wash basin. Low level flush WC. Double-glazed window. Heated towel rail.

### Section of Rear Garden

Rear west facing garden, laid to lawn with flower borders. Raised patio area. Garden shed

### Tenure

Leasehold, with 120 years remaining. £200 per annum ground rent, and £250 per annum maintenance/service charge



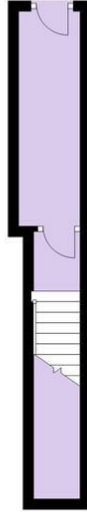
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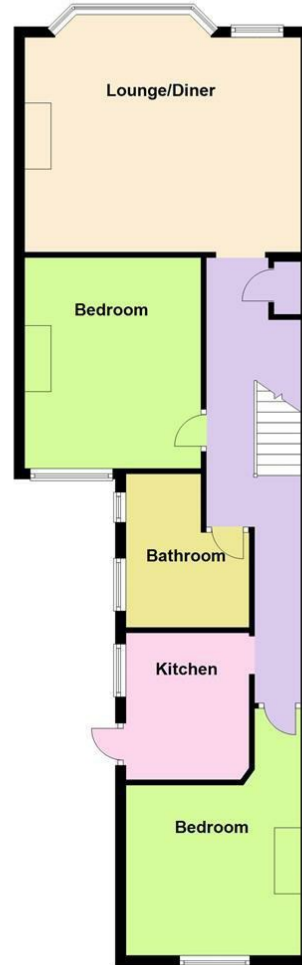
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# Floorplan

**Ground Floor**  
Approx. 9.3 sq. metres (99.7 sq. feet)



**First Floor**  
Approx. 73.7 sq. metres (793.6 sq. feet)



Total area: approx. 83.0 sq. metres (893.3 sq. feet)

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

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

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