



Offers In Excess Of
£260,000
Leasehold

Heene Road, Worthing

- Ground Floor Garden Apartment
- Modern Kitchen
- Double Glazed Conservatory
- EPC Rating - E
- Two Double Bedrooms
- Westerly Aspect Garden
- New Lease On Completion
- Council Tax Band - B

*** NEW LEASE UPON COMPLETION ***

We are delighted to offer to the market this well-presented two-bedroom ground-floor garden apartment situated in the heart of the popular Heene district, close to Worthing town centre shops, restaurants, parks, the beach, bus routes, and the mainline station. Accommodation comprises a spacious and modern kitchen, a living room overlooking the garden, two double bedrooms, and a family bathroom. Other benefits include a spacious double glazed conservatory, a westerly aspect rear garden, gas-fired central heating, and a new lease upon completion.

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Accommodation

Lean-To

Side gate to lean-to area with double glazed roof. Double glazed doors to conservatory. Double glazed front door to:

Kitchen 11'5" x 11'1" (3.49 x 3.38)

Range of white fronted base and wall units. Tiled splashbacks. Roll top working surfaces incorporating a sink with mixer tap. Space and plumbing for washing machine further appliance space. Space for a gas cooker. Wall mounted Baxi boiler. Shelved recess.

Lounge Area 11'6" x 9'10" (3.51 x 3.00)

Radiator. Coving. Two double glazed windows with a view of the rear garden. Laid wood effect flooring.

Inner Hallway Area

Door to communal area. Shelving.

Bedroom One 11'5" x 9'10" (3.50 x 3.02)

Double glazed sash cord window to front. Radiator. Coving. Picture rail. Shelved recess. Dimmer switch. Laid wood effect flooring.

Bedroom Two 10'5" x 8'0" (3.20 x 2.44)

Laid wood effect flooring. Radiator. Two double glazed windows.

Bathroom

Fitted bath with shower screen and over bath shower. Low level flush WC. Basin set in a vanity unit with a mixer tap. Tiled splashback walls. Coving. Frosted double glazed window. Heated towel radiator.

Sun Room 9'11" x 9'9" (3.03 x 2.98)

Westerly aspect. Double glazed windows with view of rear garden. Double glazed sliding patio doors leading to:

Rear Garden

Spacious westerly aspect garden. Range of mature trees and shrubs. Attractive palm trees. Lawn area. Patio area and further raised patio area ideal for a studio or further storage unit. Two timber built sheds. Outside tap.

Tenure

Leasehold property with a new lease on completion
Annual service charge - £1,320
Annual Ground Rent - TBC



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Floorplan



Total area: approx. 70.8 sq. metres (761.6 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			
		47	70
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.