Robert Luff & Co

# Heene Road, Worthing

## Leasehold - Asking Price £250,000

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## Description

We are delighted to offer this spacious fourth-floor age-restricted retirement apartment situated within the highly regarded McCarthy & Stone development. Designed for comfortable and secure independent living, the property benefits from a range of on-site amenities including a table service restaurant, communal lounge, laundry facilities, and a 24-hour emergency call system. The apartment enjoys superb elevated 270° views across Worthing, the South Downs and the communal gardens, together with well-proportioned accommodation, a private balcony, and generous storage.

## Key Features

- Fourth floor retirement apartment
- Secure phone entry & lift access
- Spacious dual aspect lounge/diner
- Balcony with 270° panoramic views
- Modern fitted kitchen with integrated appliances
- Double bedroom with walk-in wardrobe
- Contemporary wet room
- Large entrance storage cupboard
- Excellent communal facilities including restaurant & lounge
- Council Tax Band B | EPC Rating C

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This well-presented retirement apartment offers an excellent opportunity for comfortable, secure and low-maintenance living within a popular and established development designed specifically for later life. Access is via a secure phone entry system with lift and stair access to all floors, providing both convenience and peace of mind.

The apartment itself is bright and spacious, beginning with an entrance hall featuring a large walk-in storage cupboard. The lounge/dining room is a real highlight, enjoying dual aspect windows which flood the space with natural light and frame far-reaching views. From here, there is direct access onto a private balcony offering stunning 270° views across Worthing and towards the South Downs, making it an ideal space to relax and enjoy the outlook.

The modern fitted kitchen is well equipped with a range of integrated appliances including fridge/freezer, electric oven, microwave, hob with extractor over, stainless steel sink with drainer, tiled flooring and a rear aspect double glazed window.

The double bedroom is generously sized, benefiting from two rear facing double glazed windows and a walk-in wardrobe providing excellent storage. The accommodation is completed by a modern wet room fitted with a walk-in shower area, wash hand basin set into a vanity unit, dual flush WC, part tiled walls, tiled flooring and extractor fan.

Residents of the development benefit from outstanding communal facilities including a table service restaurant, communal lounge, laundry facilities and beautifully maintained gardens. A 24-hour emergency call system and on-site management provide additional reassurance, while the service charge covers extensive maintenance, utilities and upkeep of communal areas, ensuring a truly low-maintenance lifestyle.

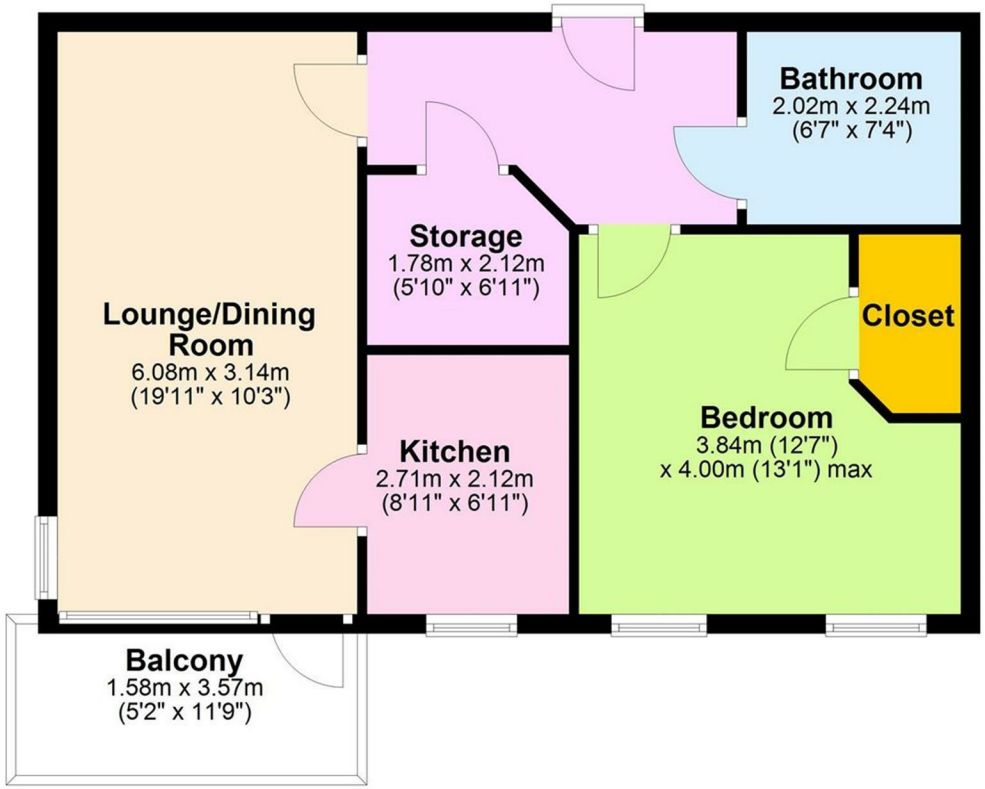
**Tenure**
Leasehold: 999 years from 2019
Service Charge: £10,430.71 per annum
Ground Rent: £435 per annum

Service charge includes:
24-hour emergency call system
Heating, lighting, electricity & water (communal areas)
Cleaning & maintenance of communal areas and windows
Garden maintenance
Repairs, building upkeep & contingency fund (including redecoration)

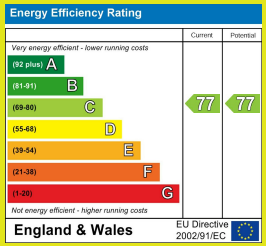
# Floor Plan Heene Road

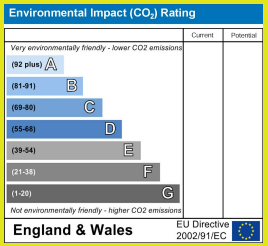
## Ground Floor

Approx. 57.5 sq. metres (618.5 sq. feet)
(excluding Balcony)




Total area: approx. 57.5 sq. metres (618.5 sq. feet)




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.

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