



## Heene Road, Worthing



Offers In Excess Of  
**£80,000**  
Leasehold

- Retirement Flat
- One Bedroom
- Modern Fitted Kitchen
- Balcony
- Communal Gardens
- EPC Rating - C
- Council Tax Band - B
- Leasehold

Robert Luff and Co are delighted to offer to the market this well presented one bedroom retirement flat, situated in the popular Poets district of Worthing, close to local shopping facilities, parks, bus routes and mainline station. Accommodation offers entrance hall, lounge, kitchen, a bedrooms and bathroom. Other benefits include residents laundry room, residents lounge, residents parking and communal gardens.

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**Robert  
Luff & Co**  
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## Accommodation

### Communal Entrance

Lift and stairs to all floors.

### Front Door

Opening into:

### Entrance Hallway

Emergency system/intercom. Large storage cupboard with shelving.

### Lounge 17'5" x 10'6" (5.33 x 3.22)

Electric fire with surround. Wall mounted phone. Emergency pull cord. Coving. Double glazed window. Throughway into:

### Kitchen

White soft close hinge base and wall units with drawers. Work surface incorporating stainless steel sink with drainer. Electric oven. Four ring electric hob with extractor fan over. Built in fridge/freezer. Tiled splashback. Coving.

### Bedroom 11'5" x 9'1" (3.48 x 2.77)

Double built in wardrobe with hanging space and shelving. Emergency pull cord. Coving. Double glazed door to balcony.

### Bathroom

Shower cubicle with Mira electric shower and hand rail. Basin set in vanity unit with mixer tap. WC. Tiled walls. Towel rail. Extractor fan.

### Tenure

Leasehold with approximately 61 years remaining. Maintenance charge of £2200 per annum. Ground rent of £450 per annum.



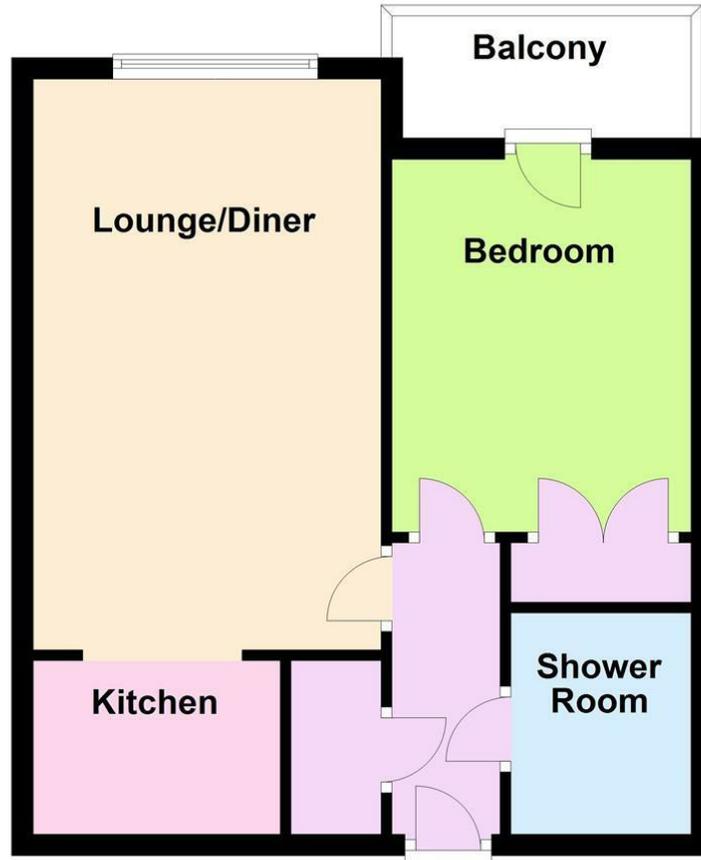
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## Floor Plan

Approx. 40.7 sq. metres (438.2 sq. feet)



Total area: approx. 40.7 sq. metres (438.2 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>			
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.